New Model Dwellings

And How Best to Build Them.

By Geo. F. Barber ... Arch't.

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ARCHITECTS,
KNOXVILLE, . TENN.

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NEW MODEL DWELLINGS

And How Best to Build Them

CONTAINING A

Great Variety of Designs, Plans and Interior Views of Modern Dwellings

Together with a large amount of Valuable Information
Indispensable to those who Contemplate Building

PUBLISHED BY

. . . GEO. F. BARBER & CO., ARCHITECTS . . .

KNOXVILLE = = = TENNESSEE

INTRODUCTORY

WE WISH, in presenting this book of designs, plans, and useful information regarding the planning and construction of your homes, to impress upon you this fact: that it has been prepared in the most thorough and painstaking manner—not to see how little, but how much we could give; not to see how cheaply, but how well it could be accomplished, giving you the benefit of our years of study and experience regarding our easy methods of house-building.

The growing demand for plans which we have published is positive proof that our method of furnishing them by mail is most satisfactory, giving as we do with each set sent out the most complete instructions and advice both to builder and owner.

The designs and plans shown in this work are choice selections from some 6,000 to 8,000, prepared in our office during the past three years for our clients in all parts of the United States and Canada. Each design has been carefully redrawn and studied, having constantly in mind both the necessity of economy and durability of construction, together with good style in their exterior appointments.

We have arranged for each design two sets of floor plans, which we consider a very desirable feature, as it gives twice the number of plans from which to make a selection.

It has been our aim, by the means of this work, to present to the home-builder something attractive in exterior design, combined with convenient, practical interior arrangement that can not but be helpful to those desiring to build, and in which they will find many things that go to make house-building a pleasure and a success.

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OUR NEW HOME

What is it to be? How should we build it for the best results? How consider its arrangement and cost? Not one in a thousand considers this important matter in the proper sense. The price being generally the most important part, the house should be planned accordingly. In building, nearly every one over-estimates the capacity of money; this should be guarded against. Don't try to get too much house for your money. If you want to get a good house, plan for what you want, and then pay for having it right; do not cut it down until you have spoiled the entire plan in order to save a few dollars. Your house will never change for the better, while your means will increase with time. In trying to get too much for your money, you spoil it all; it is one of the most fatal mistakes of house-building.

Building a house is no trifle; the health and life of your family depend upon the care and good judgment you use in the matter. Then give it thought. You can here either sacrifice or increase the comfort and happiness of all concerned. And do not require of your architect a certain sized house, at a certain price; he can not give both. He must either give you a house of a certain size, or a certain price. Which will you have? And do not wait until you are ready to move into your house before you get your plans.

To be honest with you, the best way to get the very best house possible is, to put $3,000 in a $2,500 house. The rule being to put $2,500 in a $3,000 house; consider the difference.

In most cases it is anything to get a house, the cheaper the better. That is just where so many houses are spoiled, so much money wasted, and nothing but disappointment and dissatisfaction the result.

Sept 4-24-56

Another great mistake too often made, is in driving too close a bargain with your builder, until he has nothing in the job, and then expect of him the same quality of material and workmanship you would in case he were getting his own price. The builder suffers, but you suffer the most, as a poorly built house is next to worthless. When properly planned and constructed, the value of your house is not to be considered in dollars and cents.

ECONOMY OF CONSTRUCTION

We would strongly recommend the adoption of the plans as given in our book, without changes, as far as possible, as they represent weeks and months of the most careful study, each plan having been drawn and redrawn many times, in order to get it reduced to the most convenient and compact form possible for economy of construction, as regards heating, plumbing, roofing, etc. In the erection of a building, the use of plans thus carefully studied will effect a great saving in labor, lumber, brick and stone work, painting, plastering, etc., not possible to save otherwise, besides getting the benefit of the convenience to be obtained by careful study.

No one knows how much can be saved in a building by planning for the above results; it is the hardest problem with which we have to contend, and therefore has received our most careful attention. To save brick work, which is expensive, we must plan for the fewest chimneys possible; in plumbing and heating, we must plan for the least amount of piping possible, and a slight change in the floor plan may so complicate the roof as to make it cost a third more than is necessary. You will thus see that many dollars will be squandered on unnecessary work and material, if the plans are not thoroughly studied and properly arranged.

OUR WORKING DRAWINGS

Knowing, as we do, that our working drawings, when they leave the office, go out of reach of our personal supervision, we have taken special pains to make everything plain and easily understood by mechanics generally. Every detail that goes from the office is *full size* and drawn by hand (not printed).

The dimensions of all floor plans shown in this book include porches and bay windows, being over everything except steps.

WHAT A SET OF OUR WORKING PLANS CONSIST OF

Basement, or foundation plan; roof and all floor plans; four elevations: showing front, rear and two sides; all drawn to a quarter inch scale, with every dimension carefully figured and marked; a complete set of full sized details, for everything inside and out requiring a detail; especially prepared specifications to suit each individual order; two blank contracts and color plates for outside painting, describing their application.

BILL OF MATERIALS FREE

With each order, where the house does not exceed $6,000, we will **send free** a bill, giving the quantity of materials entering into the construction of the house, as follows: Framing lumber, sheathing, siding, flooring, lath, brick, stone, lime and sand, nails and window and door trimmings.

Those ordering Plans from our books without having changes made by us, will be entitled to the above.

If changes are to be made in plans by us, we can not send the bill of materials free, but will have to make an additional charge for this, of from $5.00 to $10.00, according to the size of the house.

(**See page 8 regarding changes.**)

Full Instructions are given with each set of plans ordered, so that even inexperienced persons will know just how to proceed with the work of building, getting estimates, prices of materials, etc., etc. Our aim being to make it just as easy and plain as it can possibly be made for the home-builder to begin and finish up his house.

We present so great a variety of designs and plans, each having received such careful study, that we feel confident you can find just what you want; or, if you desire some slight changes, your builder can make them as the work progresses; we giving instructions regarding such changes when required.

SPECIAL OFFER ON PLANS FOR LOW COST HOUSES

The great importance of having plans from which to build has induced us to make a special offer on **Blue Print Plans** of our low cost houses. This offer is made in order to reach those who, as a rule, do not use architect's plans, but build from pictures, or pencil floor plans of their own make, which attempts are always expensive and unsatisfactory. By the use of these Blue Prints you will save many times their cost in construction, besides having the satisfaction of knowing you have a convenient and artistic home, properly planned and neatly designed.

These plans are designed with a view to simplicity and economy of construction, every precaution being taken to keep down cost and to give the most satisfactory results.

In ordering plans of this kind you will be entitled to the following, which constitutes a full set: Foundation; both floor and roof plans; four elevations, showing front, rear and the two sides. All carefully figured, marked and drawn to a quarter-inch scale, with specifications to suit the requirements of each set.

The low price at which we offer these plans would not justify any changes being made by us. If slight changes are wanted, they can be made by your builder as the work progresses, without trouble or expense, we giving instructions regarding such changes when desired.

The above offer is for a limited number of low cost houses, those only where the price of Blue Prints are given with the design in the book.

REGARDING ESTIMATES

It is intended to make our estimates as nearly correct as possible, yet, after our long experience in this line, we find that to undertake to guarantee prices, or to make them to suit all localities, is an impossibility, owing to the fact that prices of materials and labor differ in different localities, and estimates of builders always vary more or less on the same building. The same estimate will not suit for New York, Chicago, Denver and New Orleans at the same time. We have, therefore, given the estimating of costs our most careful consideration, and placed them at what we thought would suit the greatest number of localities.

PRICES OF MATERIALS AND LABOR UPON WHICH OUR ESTIMATES ARE BASED

Stone work in wall	$14 00 per cord.
Brick work in wall	10 00 per M.
Plastering, 3 coat work	22 per yard.
Drain tile laid	14 per foot.
Excavating	25 per cubic yard.
Cellar cementing	1 20 per square yard.
Framing lumber	15 00 per M.
Sheathing, plain common	12 00 per M.
Sheathing, matched common	18 00 per M.
Split siding	15 00 per M.
Flooring, standard ⅞	20 00 per M.
Outside finish lumber	25 00 per M.
Shingles	3 25 per M.
Pattern shingles	$ 5 00 per M.
Interior finish	35 00 per M.
Doors complete (stock doors)	8 50 per opening.
Transoms	1 50 additional.
Windows complete (stock blinds, stock sash glazed)	9 50 per opening.
Building paper	2 50 per roll.
Carpenter's work	2 25 per day.
Nails	2 00 per keg (base)
Painting for 3 coat work	20 per yard.
Tin roofing	8 00 per square.
Tin gutters, valleys and leaders	14 per foot.

We will reverse plans free of cost, when it is necessary to give the building the right frontage.

HOW TO ORDER PLANS

In ordering plans, please give the number of design, number of floor plan and page of book on which they are found. Enclose with the order one-third of the price, as an evidence of good faith, the remainder when the plans are completed, which will be sent C. O. D., with privilege of examining at Express office, the consignee to pay return charges.

If full price of plans are sent with the order, the plans will be sent, Express charges prepaid.

The above terms do not apply to the *Special Blue Print Plans* for low cost houses. Orders for these plans must be accompanied with the full printed price, the consignee to pay Express charges.

Make all remittances by Draft on New York, Express or Money Order, payable to our order.

REGARDING CHANGES IN PLANS

Changes Required in any of our plans will be charged for according to the amount of work required, which will be subject to correspondence, usually $10.00 to $15.00 for almost any change. We can, however, indicate slight changes in the floor plans without redrawing the entire plan, which we will do free of cost when desired. This, in most cases, with the explanation we give, will enable you, in connection with your builder, to effect the changes you require in your building without trouble or additional expense for drawings.

Most persons who are not familiar with the work of an architect seem to think that slight changes in a plan will cause no trouble; such as making a room one foot wider, or a story one foot higher, which, if such changes are carried throughout the plan, would necessitate the redrawing of all the plans and elevations, requiring much time and new material.

NEW OR SPECIAL WORK

There are those who must have plans made to suit their individual requirements and tastes. To those we wish to say: We are thoroughly prepared to execute such work, from sketches or ideas submitted to us, and in a manner that will be highly satisfactory.

We wish also to have you feel free to correspond with us in regard to developing sketches and making new designs for residences in all the leading and modern styles. Our experience in this line having been very extensive; and we guarantee satisfaction in every particular with any work of this kind entrusted to us.

INCLUDED IN ESTIMATES

All plans (unless otherwise noted) are prepared for stone foundation; good frost-proof cellar, 7 feet deep; sheathing and paper for all outside walls, when house is of frame; shingled roof; three coats of paint and plaster; a good quality of glass and hardware; two rooms and hall in hardwood, except for houses of low cost. In fact, everything is figured for a complete job well finished.

NOT INCLUDED IN ESTIMATES

Owing to the wide diversity of styles and prices, the following articles were not included in our estimates: Heating apparatus, mantles and grates, hearths, range, papering of walls and finishing of attic.

THE IMPORTANCE OF HAVING PLANS WHEN YOU BUILD

No one should attempt to build without plans; years of observation have proved this assertion to be of such vast importance that we feel the necessity of saying something upon this subject. Below we point out some of the troubles and perplexities arising from trying to build without plans, and which are only found out when it is too late. Beginning with the cellar: you find it too small, or not deep enough, or that water runs in it, or it may be under the wrong part of the house. And in the foundation: It is the easiest thing in the world to get from $20 to $30 more stone or brick work than is necessary, or you may get insufficient supports, causing the floor to either sag or shake. The placing of doors and windows for the best disposition of furniture is important, which you are almost sure to get poorly arranged; and it is probable you will get more of them than is necessary, at a cost of about $10 each. The interior finish is not as nice as you expected, and the painting and varnishing is not at all satisfactory. The pantry does not have the shelving, bins, cupboards, etc.,

you thought were specified. Perhaps you will not see all of the mistakes of misplaced doors, windows, etc., until after the partitions are set; then it costs from $10.00 to $25.00 to get them in their proper places; and before you get your house in the shape you expected it at the beginning, you will have to spend $50.00 to $75.00 for extra work in finishing pantries, closets, cupboards, painting, etc., etc., and yet your builder did you an honest piece of work. He put in everything you required of him; and he will agree with us in all our statements, as they would always rather have plans, as they save him so much trouble and loss of time.

The whole trouble was you did not know how to specify for all the requirements of a complete home, and you can never realize how much there is to know and specify in the building of a house, even a small one, regarding kinds and qualities of mantels, grates and hearths, hardware, lumber and woods of various kinds, interior finishing, varnish and paints, glass and its quality; also plumbing and heating. There are hundreds of things you will never think of until their necessity is revealed by the progress of the work. These and many others are the known causes of so much trouble and so many poorly built houses. You finish your building sorely perplexed and disappointed, and would not for any consideration attempt the building of another house.

Had you built from properly prepared plans and specifications, your experience in building would have been vastly different. With pleasure would you have watched the progress of the work, its daily development into a palace of beauty and convenience; at its completion you would have moved into it to enjoy the results of the careful study and experience of your architect, and the able efforts of an honest and competent builder.

Is it not therefore much better to spend a few dollars for a full set of plans, with carefully prepared specifications covering all your requirements, thus avoiding the possibility of innumerable bills of extras coming in afterwards? By the use of such plans and specifications you will save many times their cost, and relieve both the owner and builder of much anxiety and many knotty problems.

BRIEF HINTS

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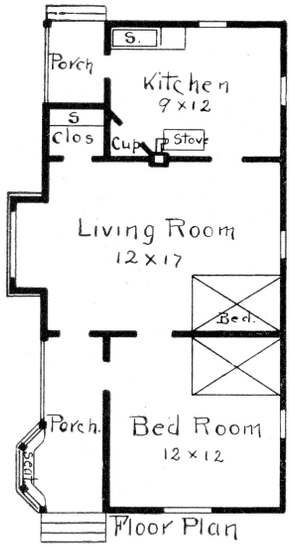
Your building site should be as high and dry as possible—especially dry, as this is the most important thing to be considered. The durability of your house and the healthfulness of your family depends upon the matter of dry and well-drained soil around the house. If it is quite dry under the house it must be ventilated, or dry-rot will set in and the timbers and joists will soon be worthless. The only sure preventive of dry-rot is fresh air. Dry-rot will cause disease, as will also mould from dampness. Never build on made ground when possible to avoid it; in any case it should be at least two years old. Porous ground contains poisonous gases, and houses have a tendency to draw these gases upward. Foul gases from cess-pools will reach the rooms of the house in this way.

If there is one thing any more than another in the construction of your house to which we would call your attention, it is to look carefully to the drainage and foundations at the commencement of the work.

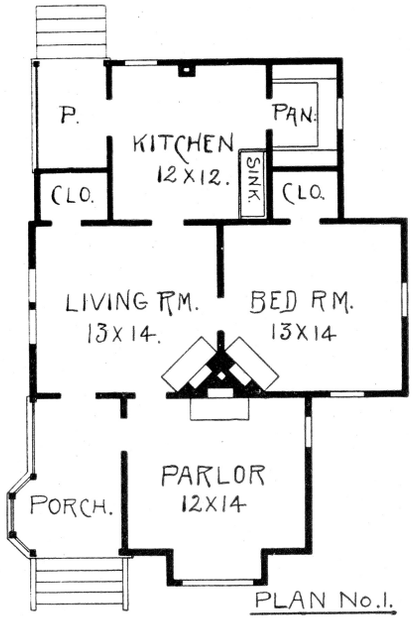
These are but brief hints on one of the most important subjects connected with the building of our homes, and any one can profit by them if properly observed at the time of building.

For further remarks on this subject, see back of book.

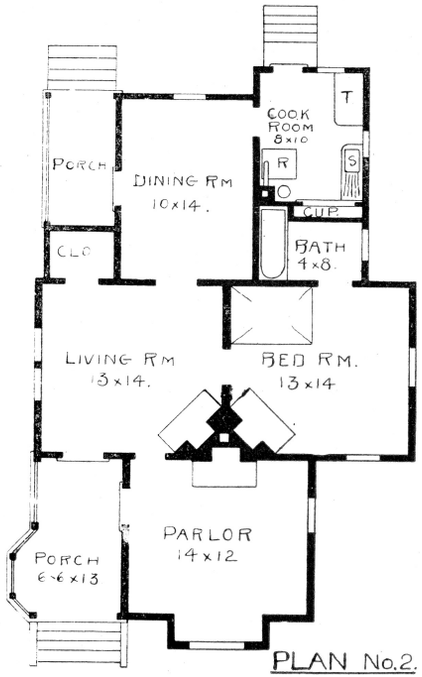


No. 3.

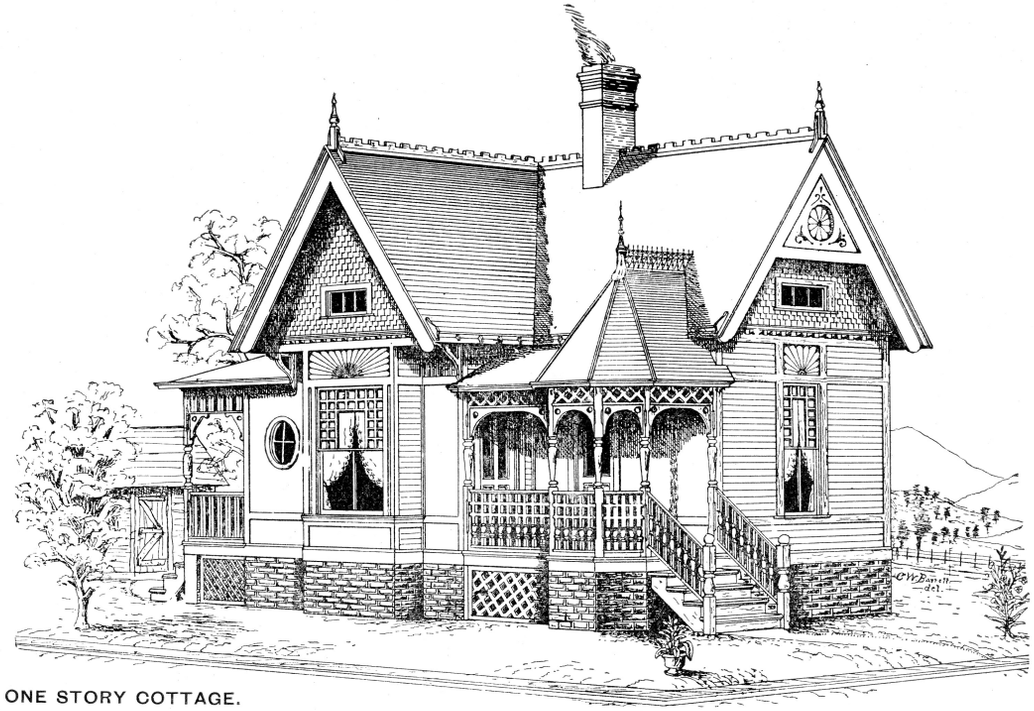
SIZE—20x35 feet. Height of story, 9 feet.



SIZE—29½x41 feet. Height of story, 10 feet.



SIZE—31½x45 feet. Height of story, 10 feet.



ONE STORY COTTAGE.

DESIGN No. 1.

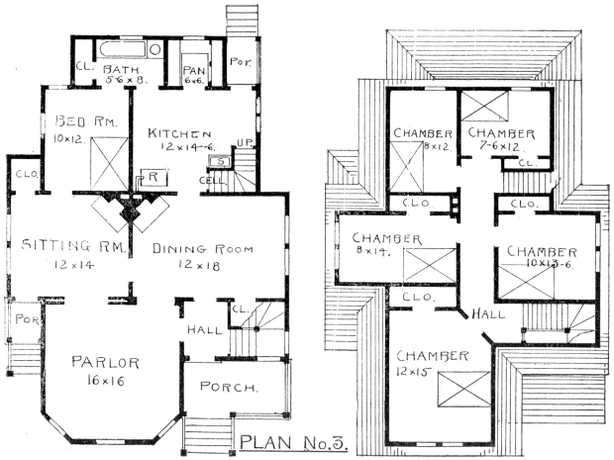
Estimated Cost to Build: Plan No. 1, $800 to $950; Plan No. 2, $900 to $1,050; Plan No. 3, $600 to $700.

THIS beautiful little cottage has been built many times and gives universal satisfaction, as a convenient and artistic one story house. A cellar can be added if desired. One or more of the fire-places may be omitted and stoves used for heating, with a saving of $50.00 to $80.00.

We have arranged three floor plans for this design, showing three, four and five rooms, from which a selection should be made to suit any one wanting a house of this character.

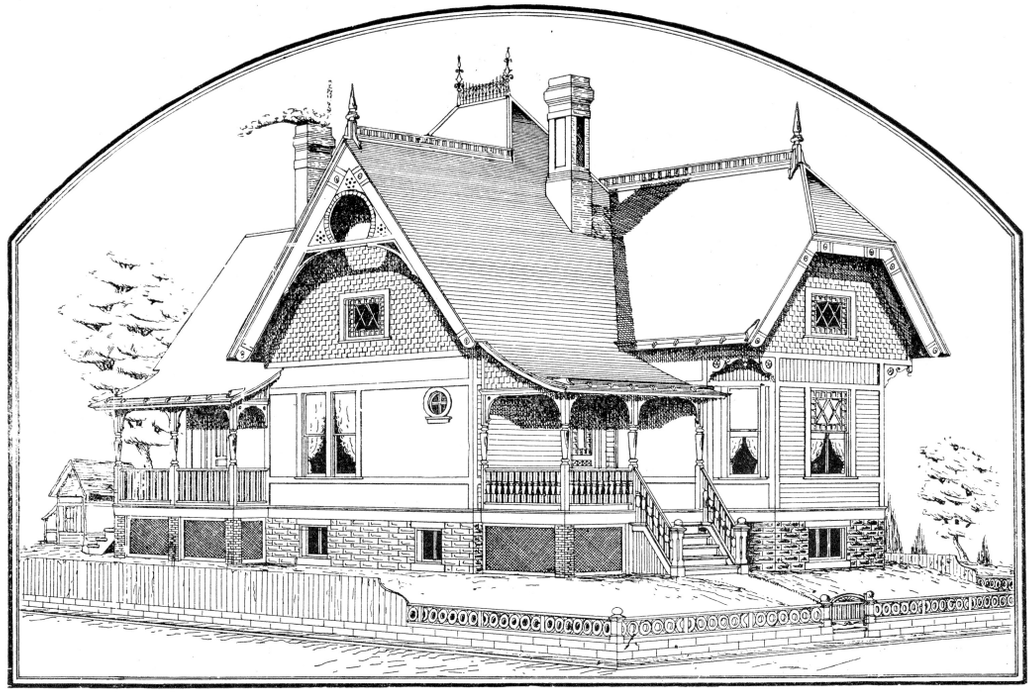
Price of complete plans, with bill of materials, . .	$12 00.
Price of blue prints, ...	5 00.

(Regarding Working Drawings, See Page 5.)

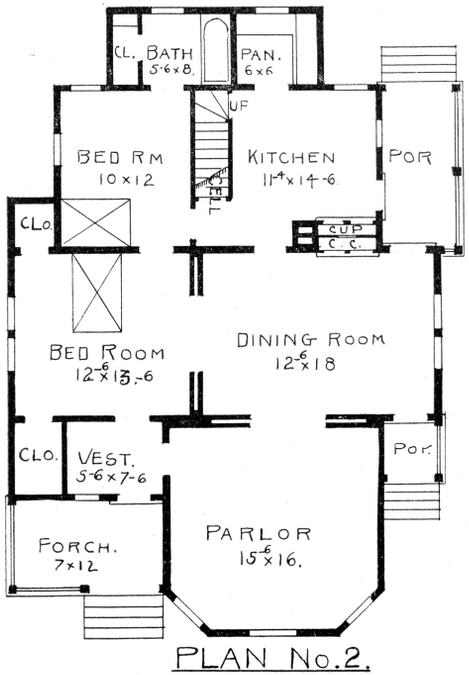


STORY AND ONE-HALF.

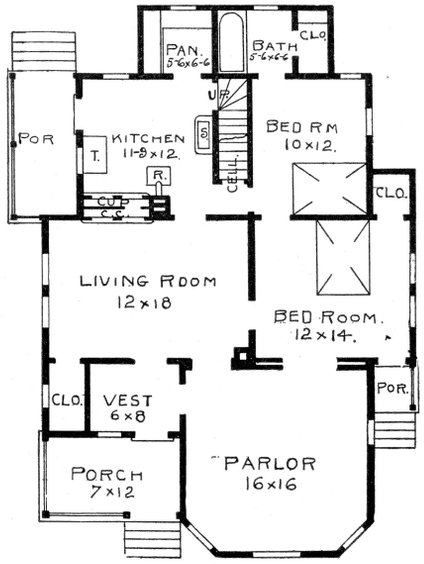
SIZE—33½x48½ feet. Height of first story, 10 feet; second story, 8 feet.



ONE STORY COTTAGE.



SIZE—33½x48½ feet. Height of story, 10 feet.



PLAN No. I.

SIZE—33½x48½ feet. Height of story, 10 feet.

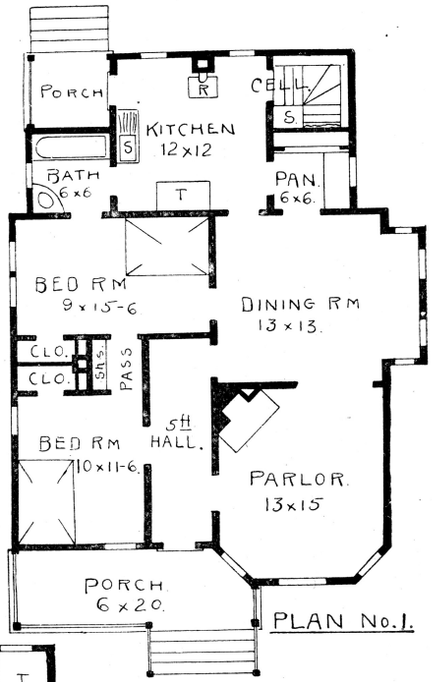
DESIGN No. 2.

Estimated Cost to Build: Plan No. 1, $1,150 to $1,500; Plan No. 2, $1,150 to $1,500; Plan No. 3, $1,500 to $1,800.

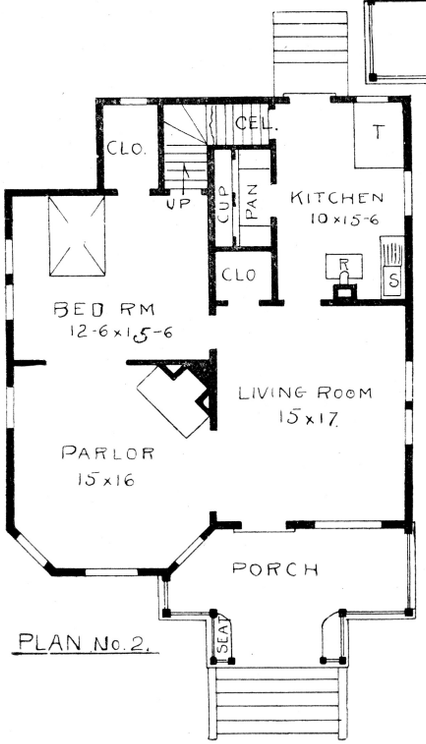
THIS has been a very popular house for one of low cost, with plenty of room; makes a very striking house in exterior design, and much admired by all. We give three floor plans, with a good cellar for each. The hall in Plan No. 3 is only intended to be large enough for the stairs, and to serve as a vestibule; otherwise there is lots of room in the house.

Nos. 1 and 2—Price of complete plans, with bill of materials,	$15 00.
Nos. 1 and 2—Price of blue prints, ...	6 00.
No. 3—Price of complete plans, with bill of materials, .	18 00.
No. 3—Price of blue prints, ...	7 50.

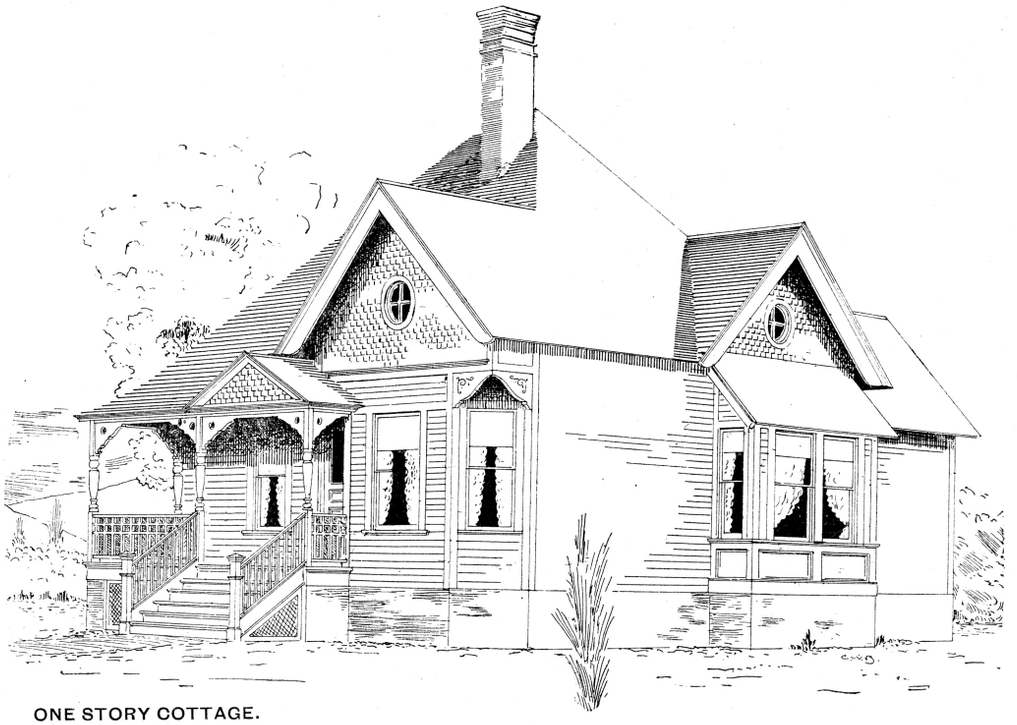
(Regarding Working Drawings, See Page 5.)



SIZE—33x46 feet. Height of story, 10 feet.



SIZE—32x45 feet. Height of story, 10 feet.



ONE STORY COTTAGE.

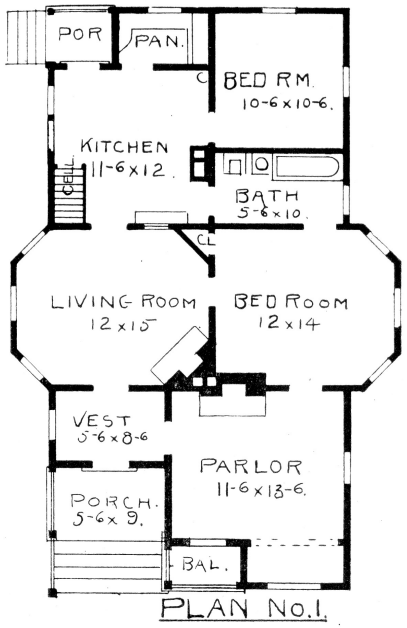
DESIGN No. 3.

Estimated Cost to Build: Plan No. 1, $1,100 to $1,400; Plan No. 2, $800 to $1,000.

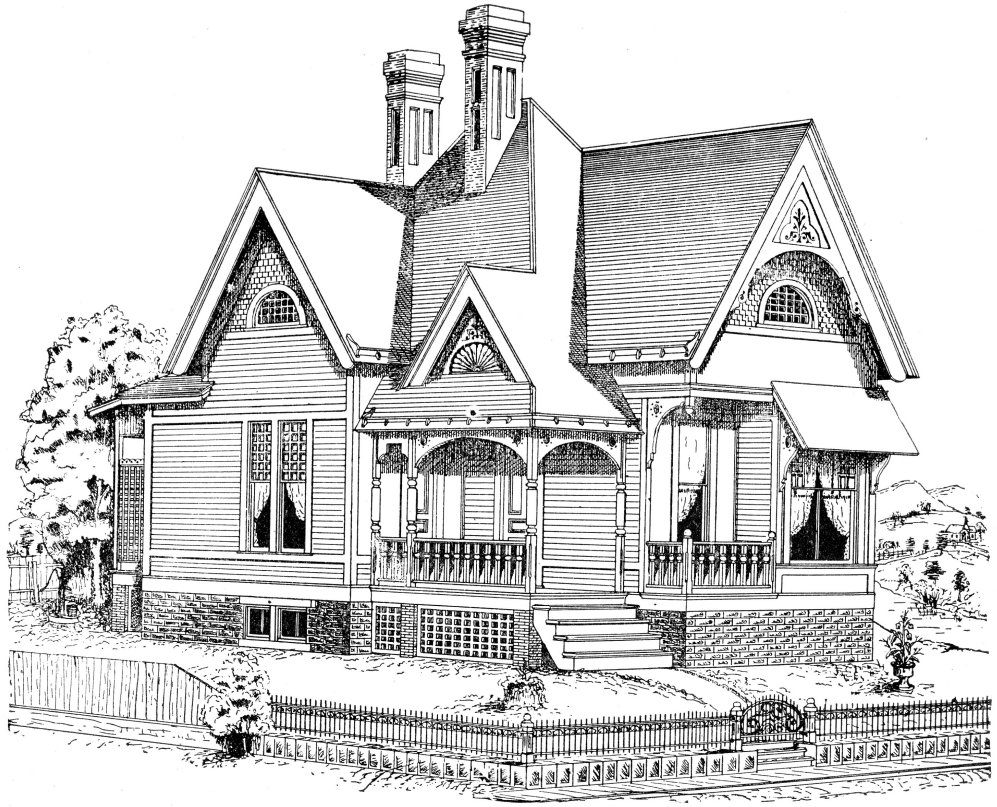
THE above is a neat, plain design of a compact and convenient arrangement. In Plan No. 1, ventilating thimbles are built in from each bed-room to the flue for stoves. In the passage between bed-rooms their is a tier of drawers and shelves. The shelves around the cellar stairs will be found a convenient place for storing canned fruits or other articles coming into frequent use.

Price of complete plans, with bill of materials, ...	$15 00
Price of blue prints, ...	5 00

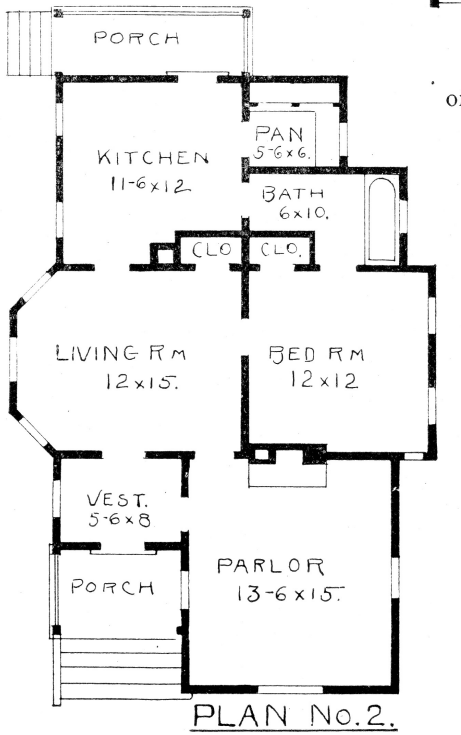
(Regarding Working Drawings, See Page 5.)



SIZE—28½x45 feet. Height of story, 10 feet.



ONE STORY COTTAGE.



SIZE—30½x45½ feet. Height of story, 10 feet.

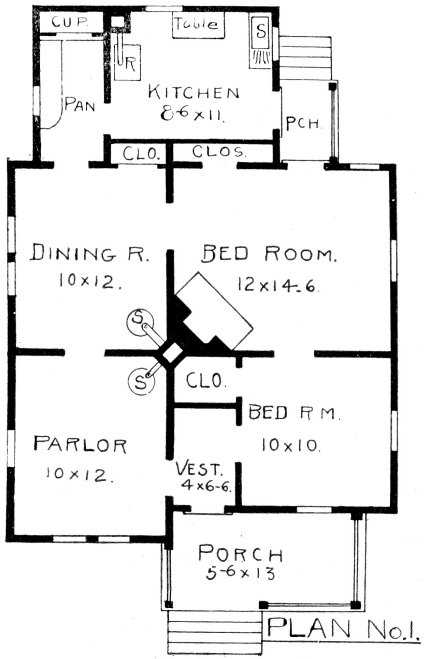
DESIGN No. 4.

Estimated Cost to Build: Plan No. 1, $1,000 to $1,300; Plan No. 2, $900 to $1,100.

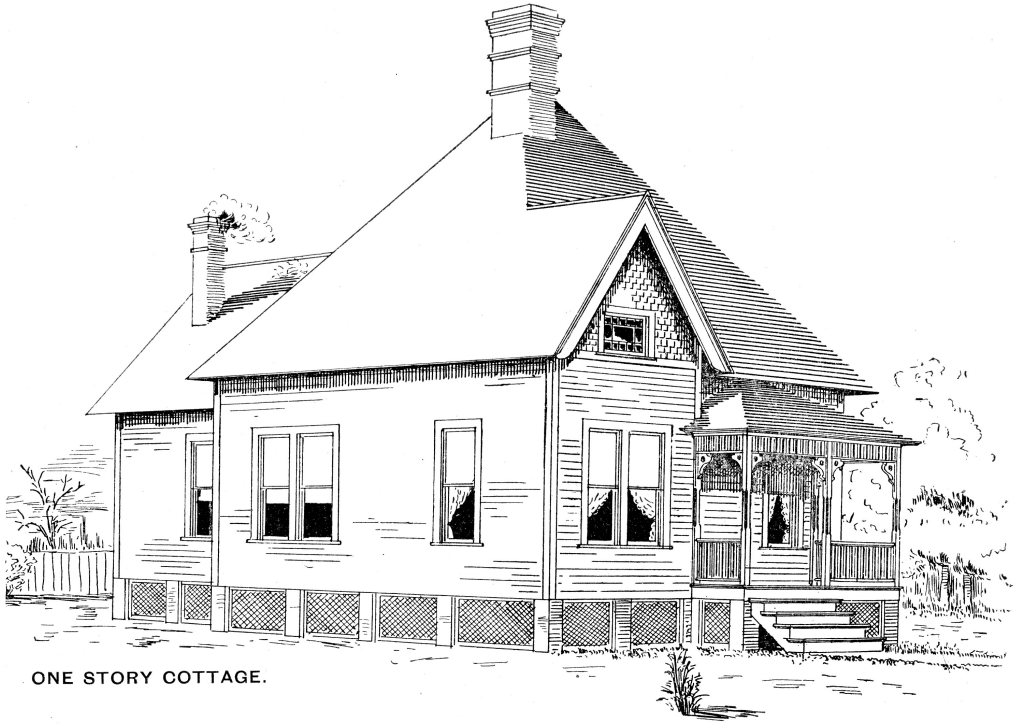
PLAN No. 1 represents a nice arrangement for a one story house of five rooms, and Plan No. 2 one of four rooms, with vestibule, bath room, closet, etc. The exterior is neat and looks well when built. Each plan has small cellar, 6x6 feet. Some will want to have the little balcony on front of parlor thrown into the room, which can be done without marring the appearance of the front.

Price of complete plans, with bill of materials, ...	$18 00
Price of blue prints, ...	6 50

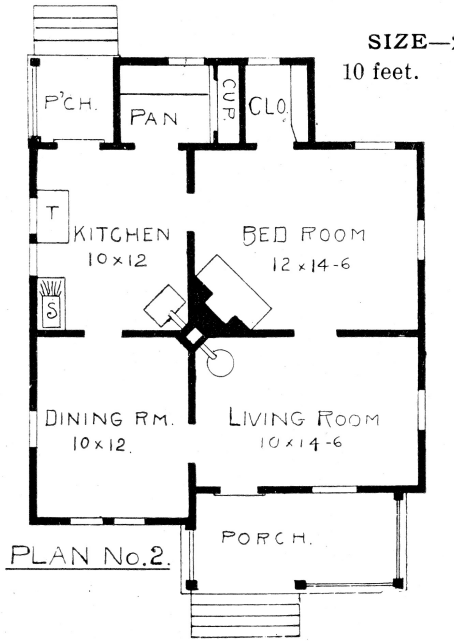
(Regarding Working Drawings, See Page 5.)



SIZE—26x40 feet. Height of story, 10 feet.



ONE STORY COTTAGE.



SIZE—26x36 feet. Height of story, 10 feet.

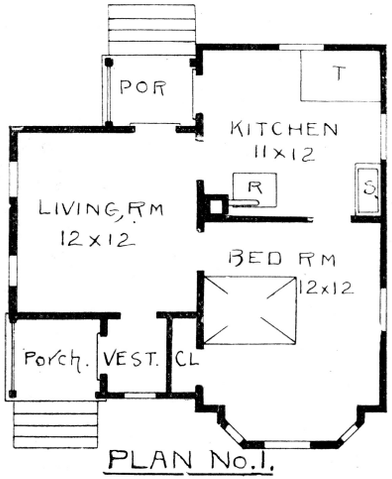
DESIGN No. 5.

Estimated Cost to Build: Plan No. 1, $650 to $750; Plan No. 2, $500 to $650.

A NEAT little cottage of very low cost, but roomy and convenient. One central chimney serves for heating all rooms. Brick or wood foundation. Painted interior. The fire-place may be omitted and a cellar added, with very little difference in expense.

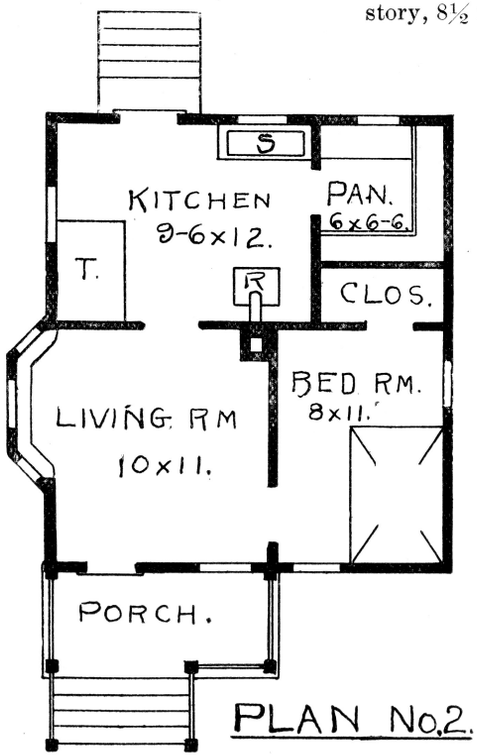
Price of complete plans, with bill of materials, ...	$10 00.
Price of blue prints, ...	4 50.

(Regarding Working Drawings, See Page 5.)



SIZE—25½x27 feet. Height of story, 8½ feet.

ONE STORY COTTAGE.



SIZE—22x27 feet. Height of story, 8½ feet.

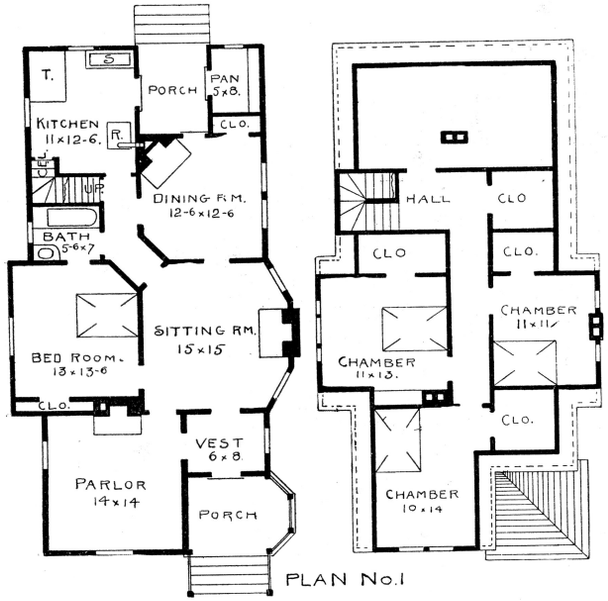
DESIGN No. 6.

Estimated Cost to Build: Plan No. 1, $400 to $550; Plan No. 2, $450 to $600.

THIS is planned for a neat cottage of about the least cost at which a practical house can be built; yet a little saving can be effected by omitting the bay window and making the foundation of wood. If a cellar is wanted, the foundation should be of brick.

Price of complete plans, with bill of materials, ...	$10 00
Price of blue prints, ...	4 00

(Regarding Working Drawings, See Page 5.)

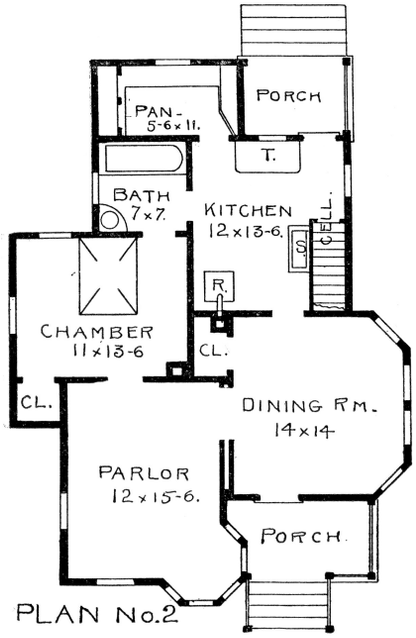


SIZE—30x50½ feet. Height of story, 10½ feet.

ONE STORY COTTAGE.

DESIGN No. 7.

Estimated Cost to Build: Plan No. 1, $1,300 to $1,600; Plan No. 2, $1,200 to $1,450.

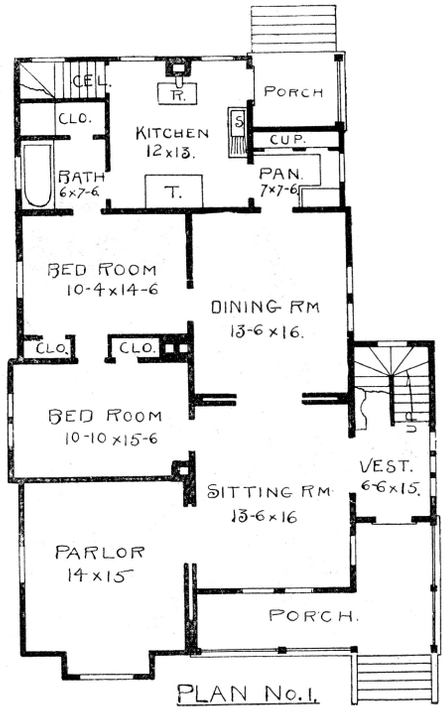


SIZE—32x43⅛ feet. Height of story, 10½ feet.

IN THIS design good arrangement of floor plans has been sought with plain but neat exterior. The stairway to attic is accessible from all rooms. Sliding door between sitting-room and bed-room would be a nice feature in Plan No. 1, in place of the single door.

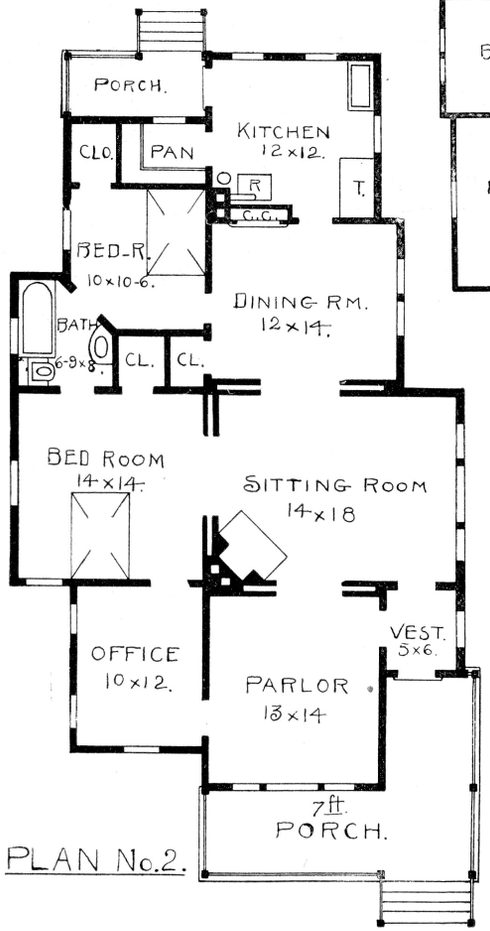
No. 2—Price of complete plans, with bill of materials,	$15 00
No. 2—Price of blue prints,	6 00
No. 1—Price of complete plans, with bill of materials,	18 00
No. 1—Price of blue prints,	7 00

(Regarding Working Drawings, See Page 5.)



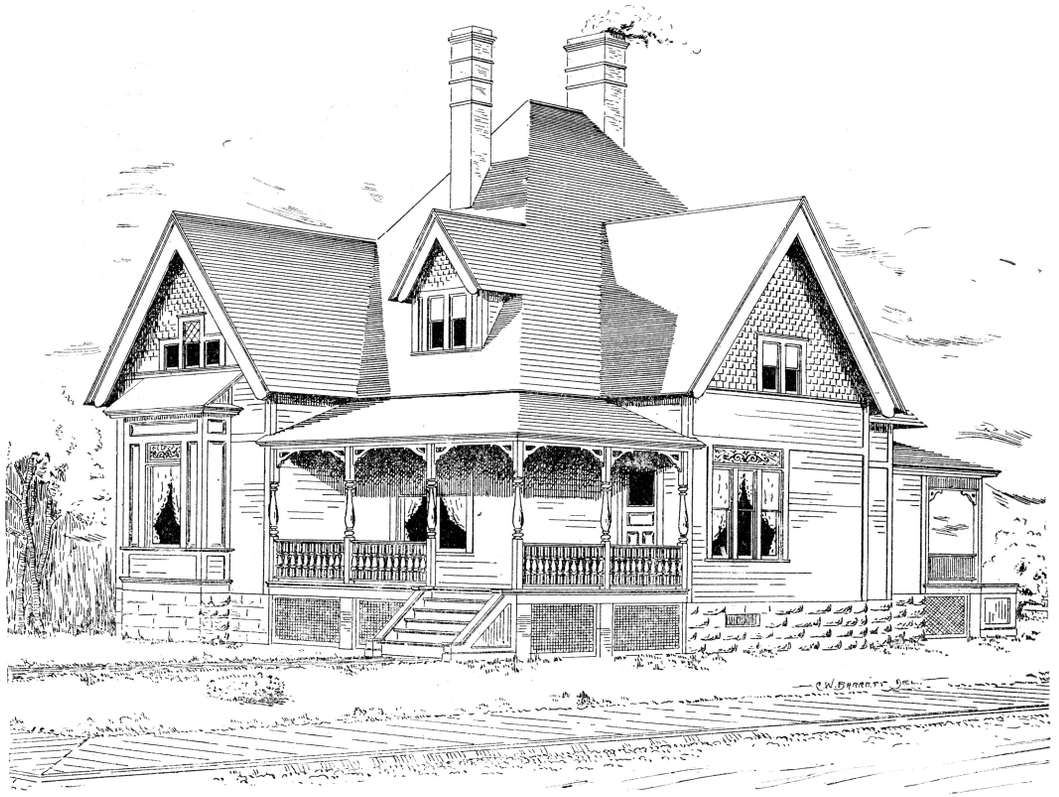
PLAN No. 1.

SIZE—37½x56 feet. Height of story, 10 feet; attic, 8½ feet.



PLAN No. 2.

SIZE—35½x62½ feet. Height of story, 10 feet; attic, 8½ feet.



ONE STORY HOUSE WITH ATTIC.

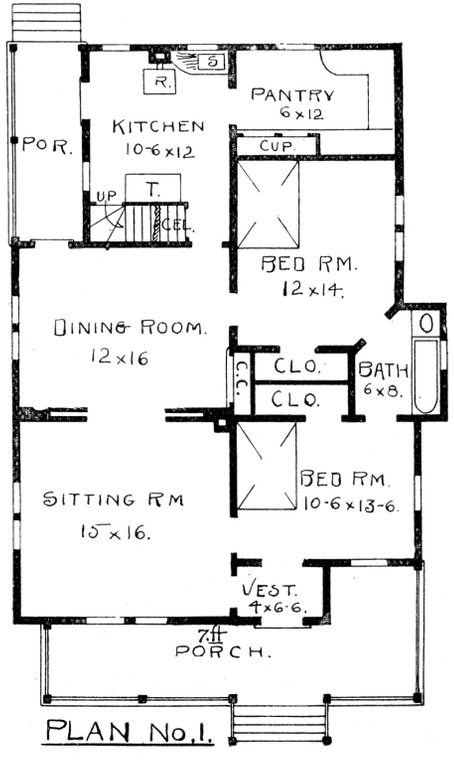
DESIGN No. 8.

Estimated Cost to Build: Plan No. 1, $1,800 to $2,200; Plan No. 2, $1,700 to $2,000.

THERE is a great demand for one story houses of all classes. In this design we have arranged floor plans with six and seven rooms each, besides bath room, closets, pantries, etc., and each has many features often called for in houses of this character. The exterior is made plain and of good proportions. Plan No. 2 would make a suitable house for a physician, or any one desiring an office at home.

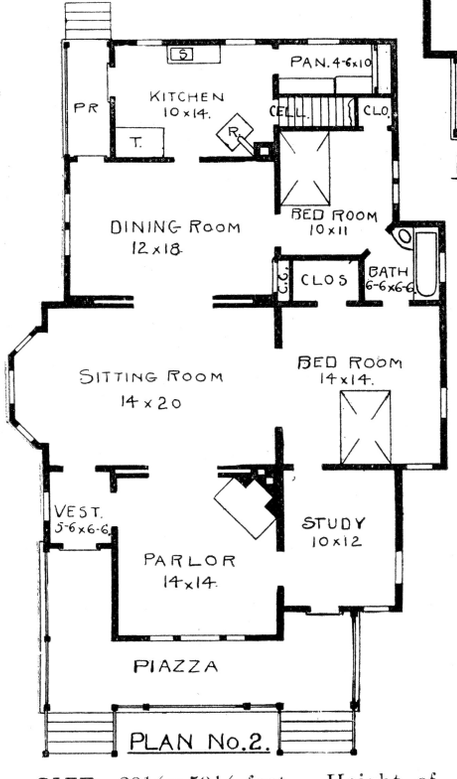
Price of complete plans, with bill of materials, ...	$18 00
Price of blue prints, ...	7 50

(Regarding Working Drawings, See Page 5.)



PLAN No. 1.

SIZE—33 x 51 feet. Height of story, 10 feet. Cellar, 6½ feet.



PLAN No. 2.

SIZE—38½ x 59½ feet. Height of story 10 feet. Cellar, 6½ feet.

ONE STORY COTTAGE WITH ATTIC.

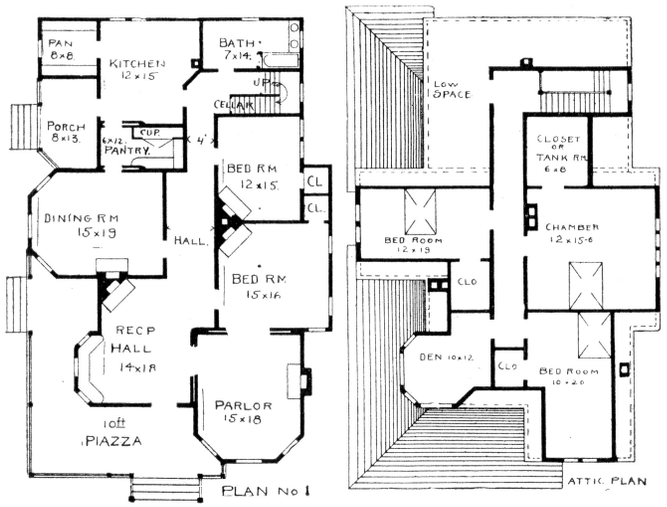
DESIGN No. 9.

Estimated Cost to Build: Plan No. 1, $1,800 to $2,000; Plan No. 2, $2,000 to $2,350.

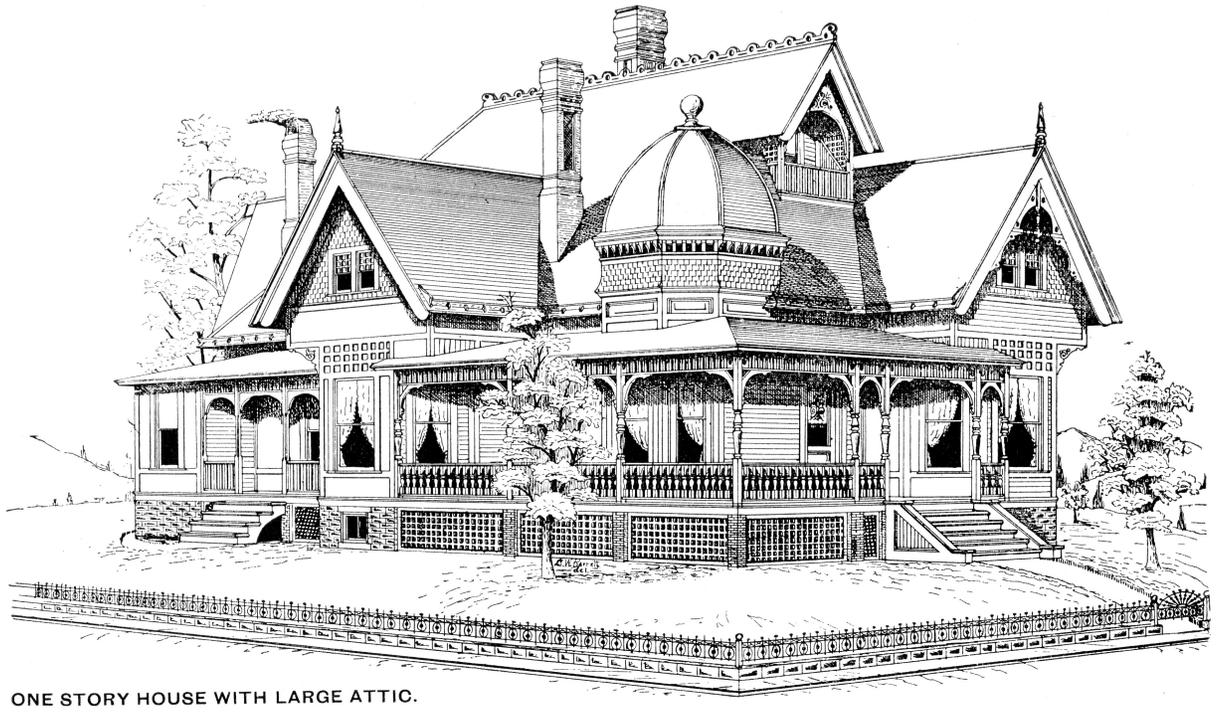
THE above design works up in good shape, making a very neat and convenient home. Plan No. 1 represents a five room house, and Plan No. 2 a seven room house, each of which has all the requirements of a house of this class. Plan No. 2 would make a good house for a physician or any one whose office is required to be at his home.

Price of complete plans, with bill of materials, ...	$20 00
Price of blue prints, ...	7 50

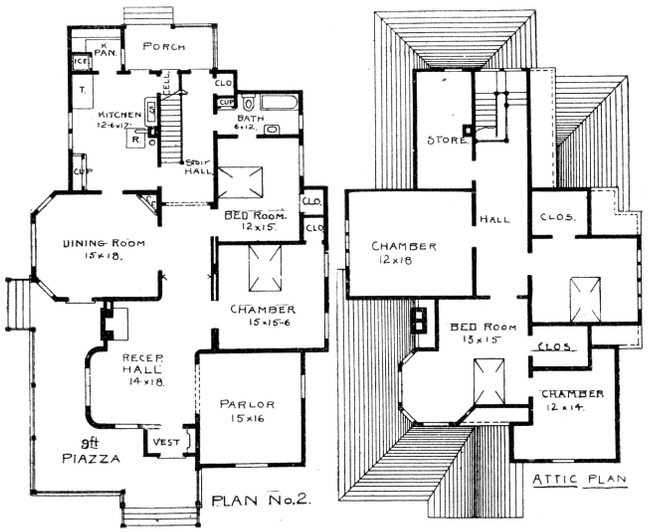
(Regarding Working Drawings, See Page 5.)



SIZE—44 x 36 feet. Height of story, 10 feet; attic, 8 feet.



ONE STORY HOUSE WITH LARGE ATTIC.



SIZE—43 x 71 feet. Height of story, 10 feet; attic, 8 feet.

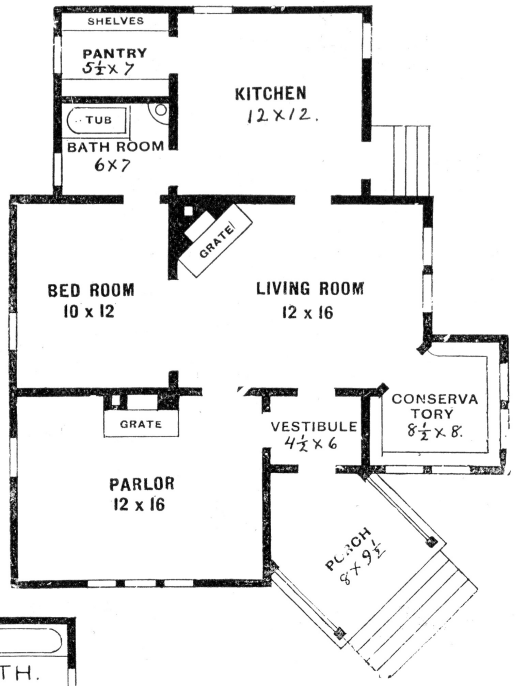
DESIGN No. 10.

Estimated Cost to Build: Plan No. 1, $2,400 to $2,800; Plan No. 2, $2,600 to $3,000.

THIS is another large and handsome one story house with good attic room, which makes it nearly equal to a two story house. Plan No. 1 was recently erected at Tate Springs, Tenn., and Plan No. 2 at Edgerton, Wis. They make grand houses to live in, as they afford complete living apartments on the first floor, where one is not fond of climbing stairs. In our full working drawings, we show windows in second story of tower, as indicated on floor plans.

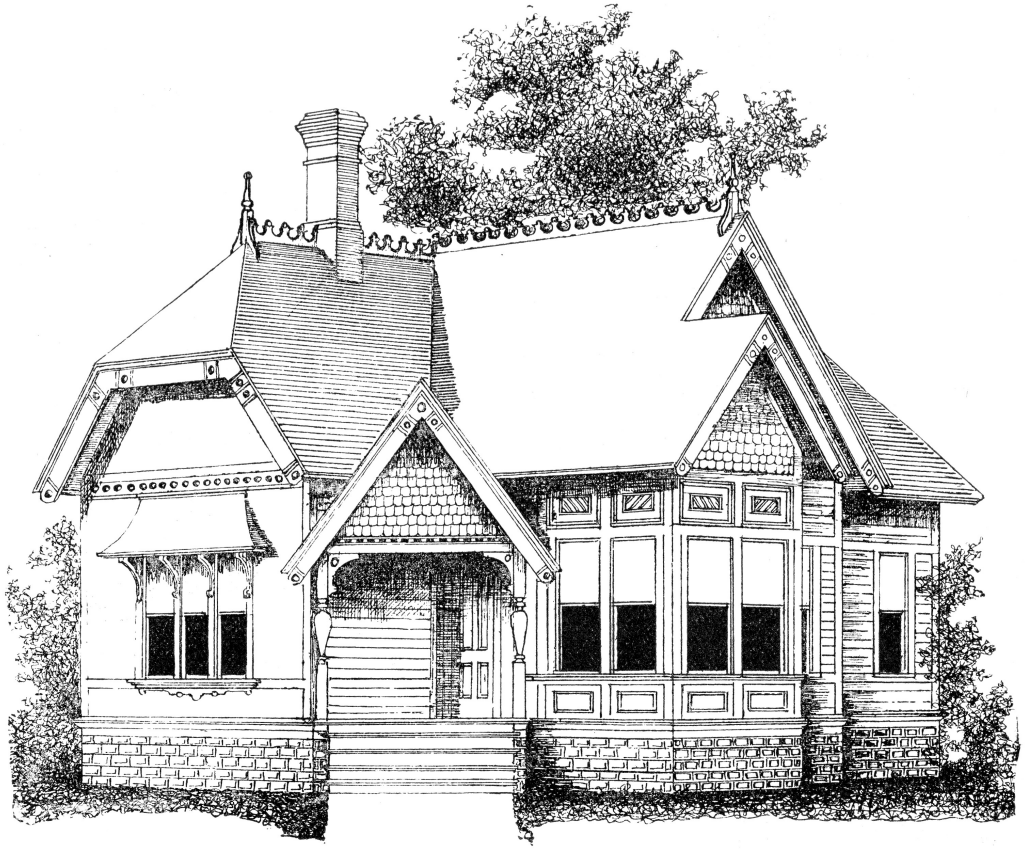
Price of complete plans, with bill of materials, ...	$30 00
Price of blue prints, ...	10 00

(Regarding Working Drawings, See Page 5.)

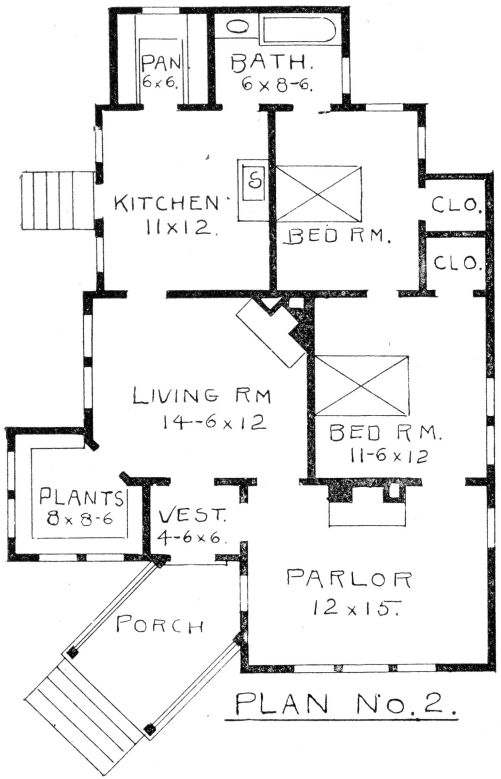


PLAN No. 1.

SIZE—32½ x 38 feet.
Height of story, 10 feet.



ONE STORY COTTAGE.



PLAN No. 2.

SIZE—32½x45 feet. Height of story, 10 feet.

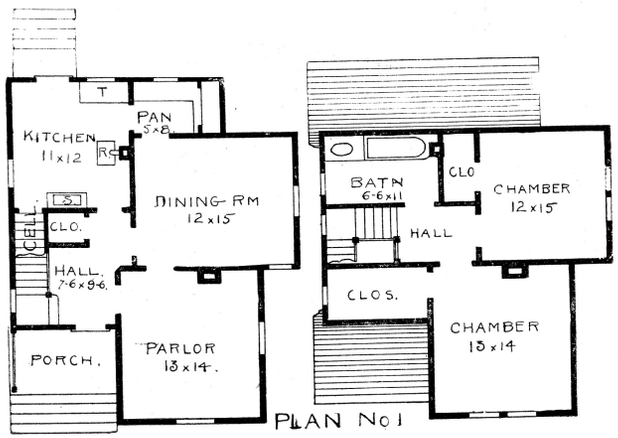
DESIGN No. 11.

Estimated Cost to Build: Plan No. 1, $900 to $1,150; Plan No. 2, $1,100 to $1,300.

ANY one selecting this plan will get a neat little home. The conservatory off of living room will prove an attractive feature to many. In Plan No. 2 the rear bed room can open into kitchen direct, if desired. The cellar way is from the outside. A base burner in the living room would heat the main part of the house.

Price of complete plans, with bill of materials, ...	$15 00
Price of blue prints, ...	6 00

(Regarding Working Drawings, See Page 5.)

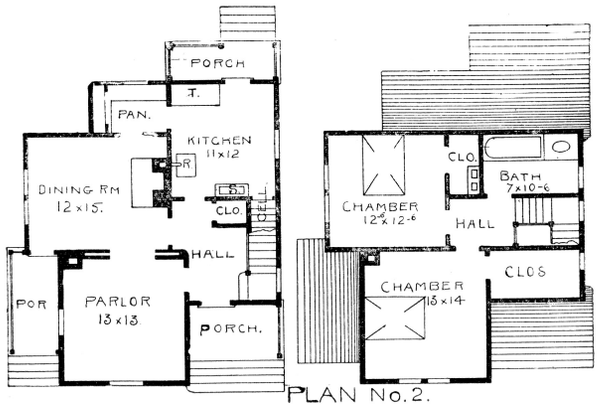


SIZE—27½x32½ feet. Height of first story, 9 feet; second story, 8½ feet.

ONE AND ONE-HALF STORY COTTAGE.

DESIGN No. 12.

Estimated Cost to Build: Plan No. 1, $950 to $1,050; Plan No. 2, $1,000 to $1,150.

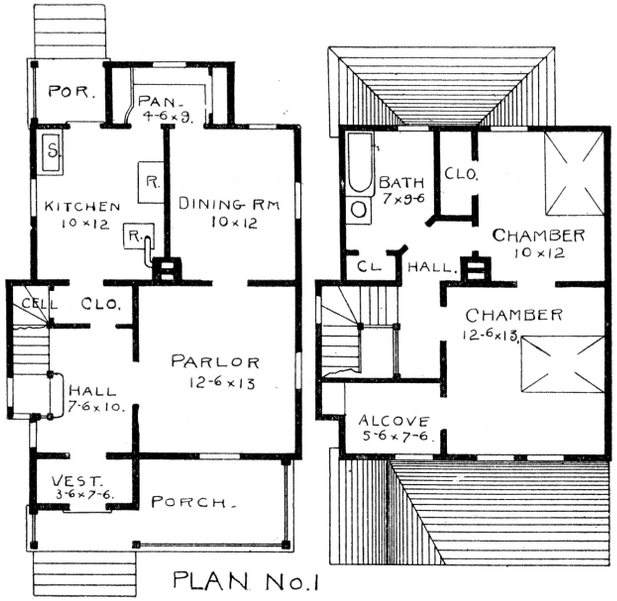


SIZE—29½x37 feet. Height of first story, 9 feet; second story, 8½ feet.

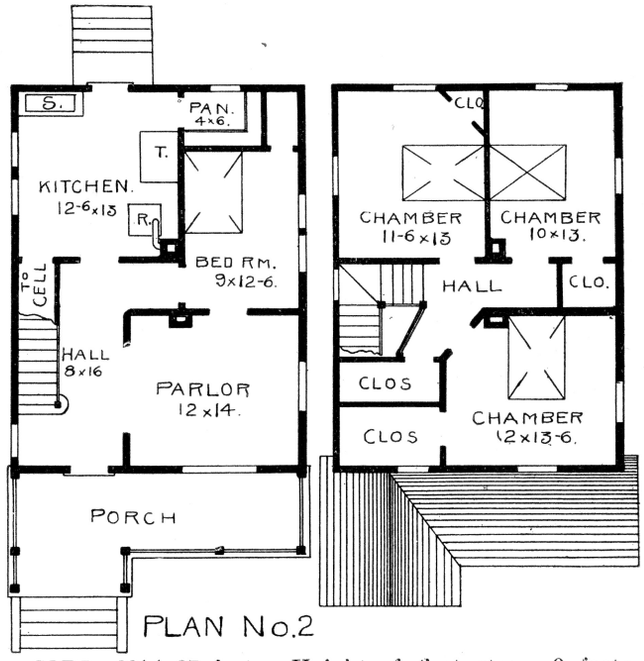
In this cottage we have attempted to give all conveniences possible for $1,000, or close to that price. Don't try to get more house than your money will pay for; it is one of the causes of so many poorly built and unsatisfactory homes. This design is plain, but has many good features in its interior arrangement.

Price of complete plans, with bill of materials, ...	$15 00
Price of blue prints, ...	5 00

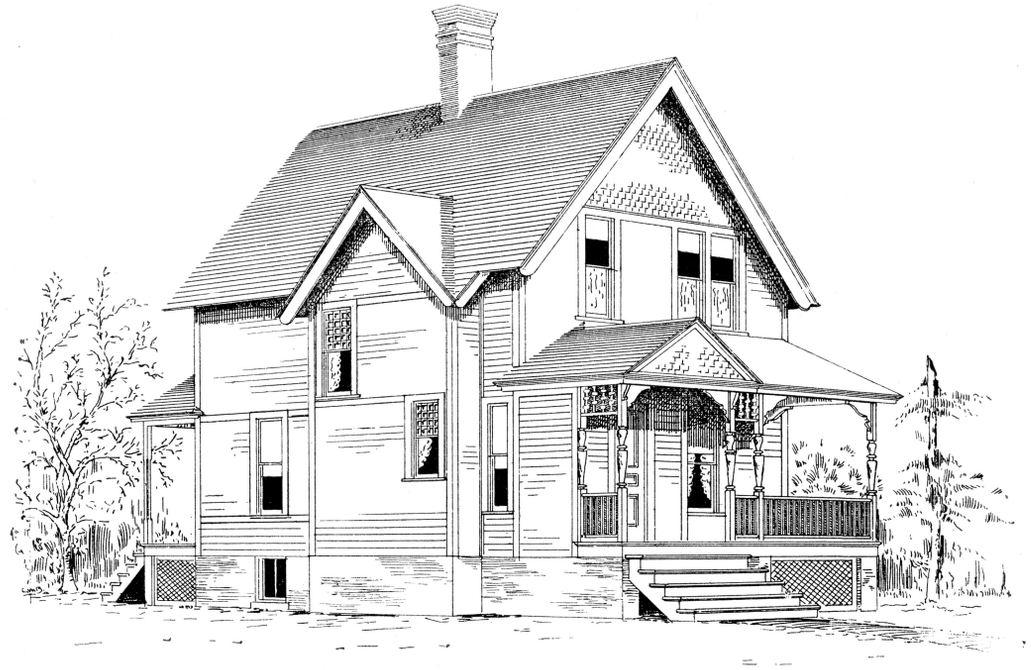
(Regarding Working Drawings, See Page 5.)



SIZE—23½x38 feet. Height of first story, 8½ feet; second story, 8 feet.



SIZE—23½x37 feet. Height of first story, 9 feet; second story, 8 feet.



ONE AND ONE-HALF STORY COTTAGE.

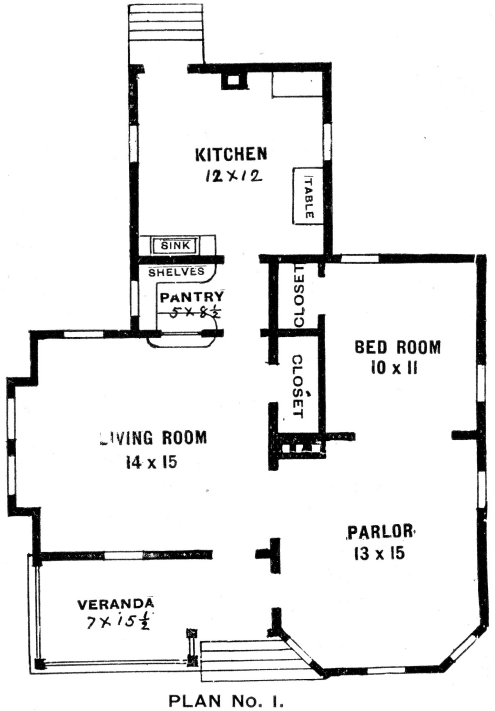
DESIGN No. 13.

Estimated Cost to Build: Plan No. 1, $900 to $1,100; Plan No. 2, $850 to $1,000.

THESE two plans would make cosy homes indeed for small families. A vestibule is provided for Plan No. 1, but may be omitted. And if the bath room is not wanted, it may be used as a store room, or small bed room, and it could be made one foot wider by making the large closet narrower. In Plan No. 2, a bath room can be placed where the two large closets are shown.

Price of complete plans, with bill of materials, ...	$15 00
Price of blue prints, ...	5 00

(Regarding Working Drawings, See Page 5.)



PLAN No. 1.

SIZE—32x40 feet. Height of story, 9 feet.

ONE AND ONE-HALF STORY COTTAGE

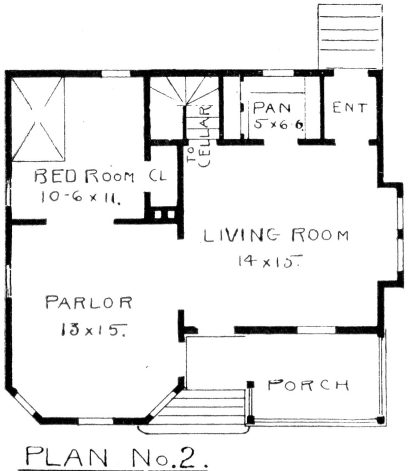
DESIGN No. 14.

Estimated Cost to Build: Plan No. 1, $800 to $950; Plan No. 2, $700 to $800; Plan No. 3, $1,000 to $1,350.

THIS design represents a cottage of neat arrangement, but very plain exterior. The idea was to get as good and as roomy a house as could be for the price. Plan No. 2 gives a neat three room house, with a small cellar. Plan No. 3 is a one and one-half story house, and contains a good amount of room for a small family.

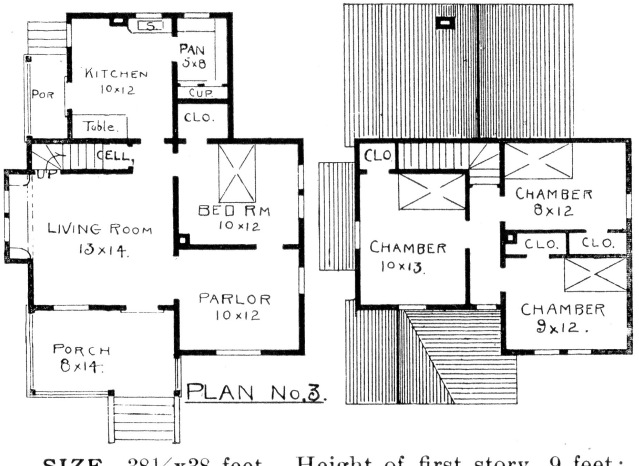
Price of complete plans, with bill of materials, $15 00
Price of blue prints, ... 5 00

(Regarding Working Drawings, See Page 5.)



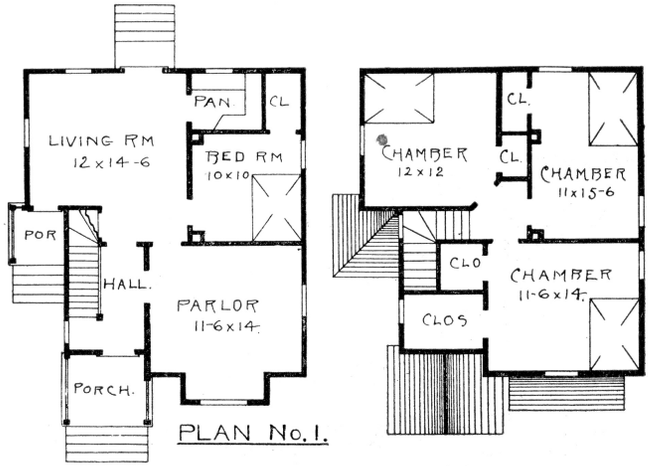
PLAN No. 2.

SIZE—31x27½ feet. Height of story, 9 feet.

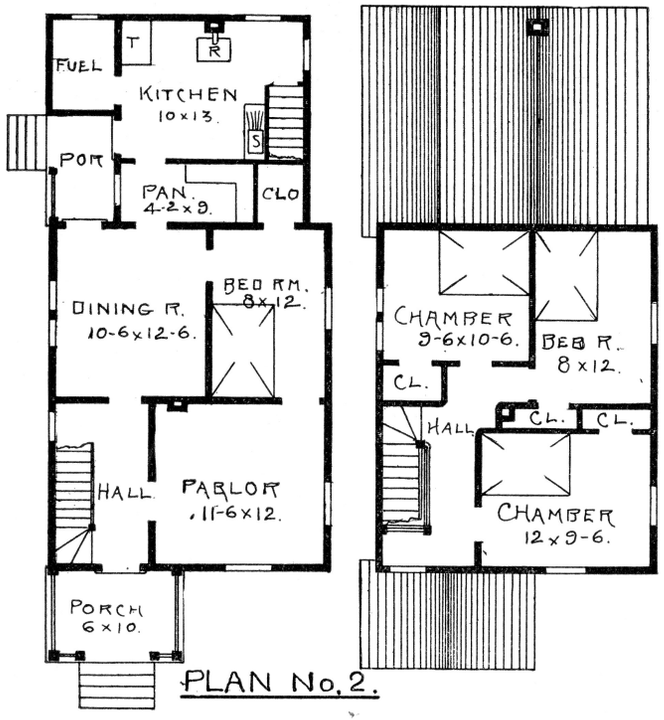


PLAN No. 3.

SIZE—38½x38 feet. Height of first story, 9 feet; second story, 8 feet.



SIZE—26x35 feet. Height of first story, 9 feet; second story, 8 feet.



SIZE—20x46 feet. Height of first story, 9 feet; second story, 8 feet.

ONE AND ONE-HALF STORY HOUSE.

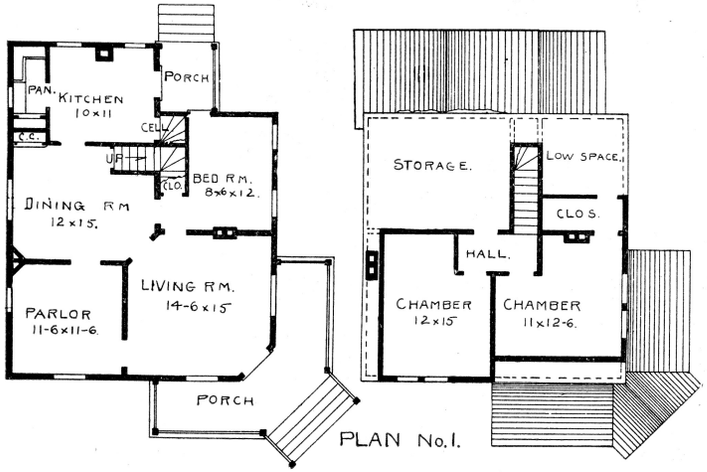
DESIGN No. 15.

Estimated Cost to Build: Plan No. 1, $1,350 to $1,500; Plan No. 2, $1,500 to $1,750.

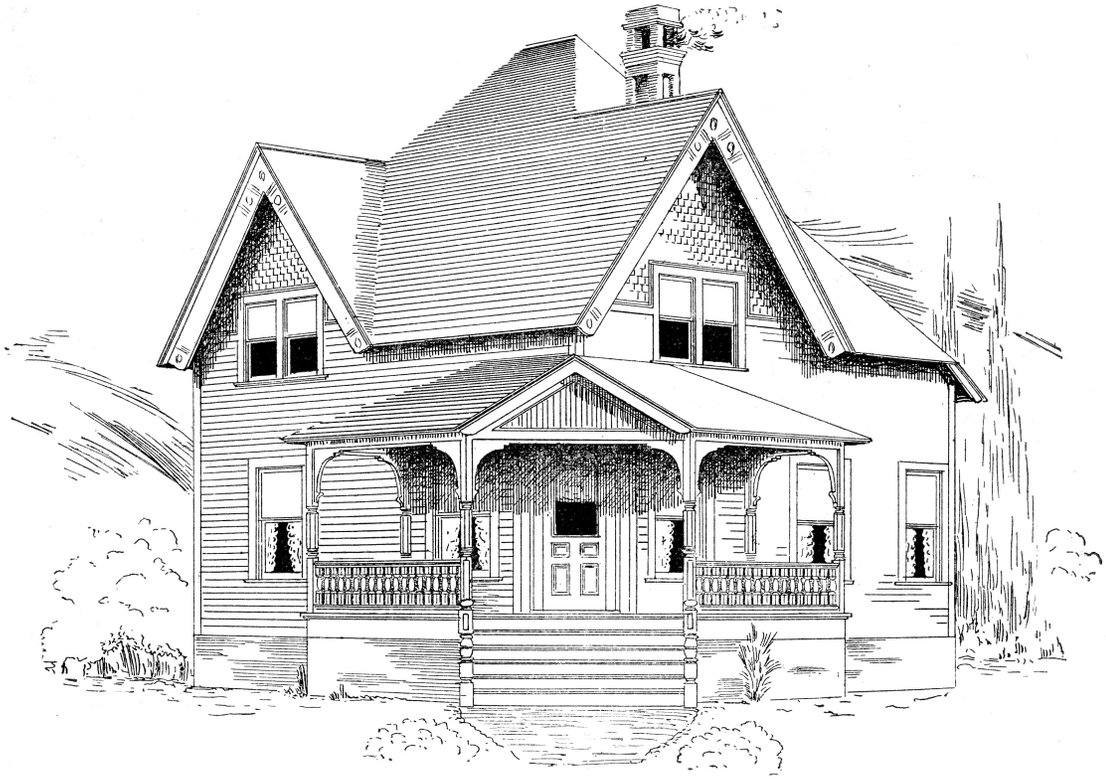
THESE plans represent two neat, inexpensive homes, a class of houses in great demand for renting, and with which to improve property. If for one's own home, they will make cozy places; and if for renting, their convenient arrangement and tasty appearance will bring a good class of tenants, and those more permanent.

Price of complete plans, with bill of materials, . . .	$20 00
Price of blue prints, ...	7 50

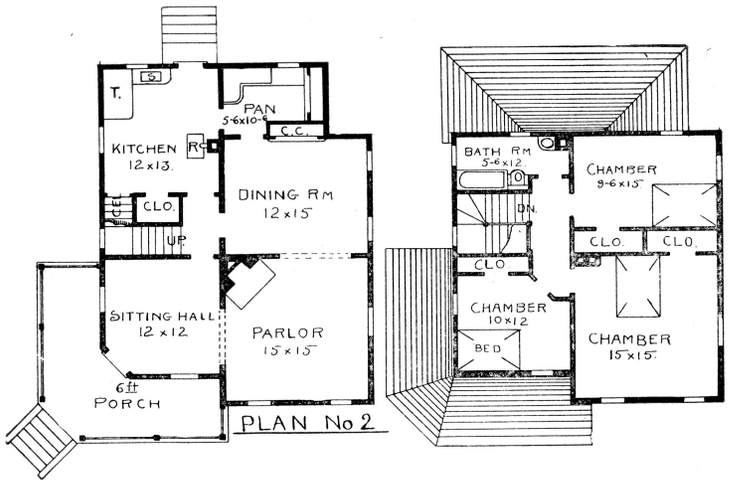
(Regarding Working Drawings, See Page 5.)



SIZE—34x41½ feet. Height of first story, 9 feet; second story, 8 feet.



ONE AND ONE-HALF STORY COTTAGE.



SIZE—35x39½ feet. Height of first story, 9 feet; second story, 8 feet.

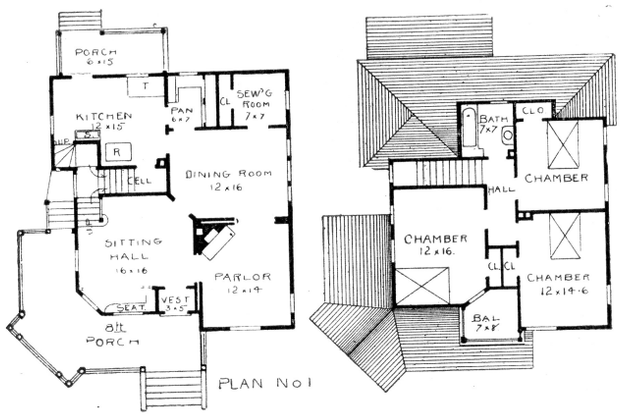
DESIGN No. 16.

Estimated Cost to Build: Plan No. 1, $1,000 to $1,200; Plan No. 2, $1,200 to $1,400.

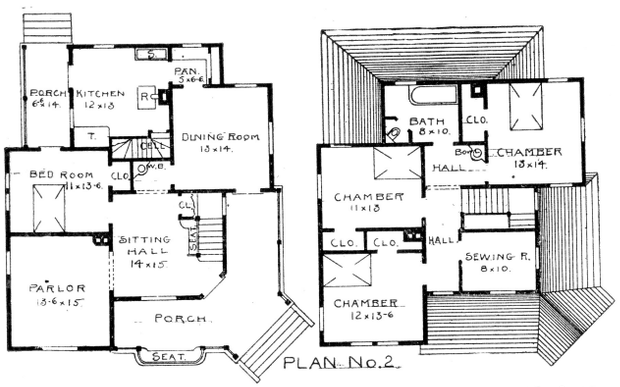
THIS makes a neat cottage of moderate cost. It is nearly square, with a corner porch, which makes the plan suitable for a corner lot. In Plan No. 1 more room can be had on second floor, by adding dormer for height in the storage part. Ample arrangements have been made for stoves, so the house can be easily heated.

Price of complete plans, with bill of materials, ...	$18 00
Price of blue prints, ...	6 00

(Regarding Working Drawings, See Page 5.)



SIZE—33x48 feet Height of first story, 10 feet; second story, 8½ feet.



SIZE—38x43 feet. Height of first story, 10 feet; second story, 9 feet 2 inches.

ONE AND ONE-HALF STORY ENGLISH COTTAGE.

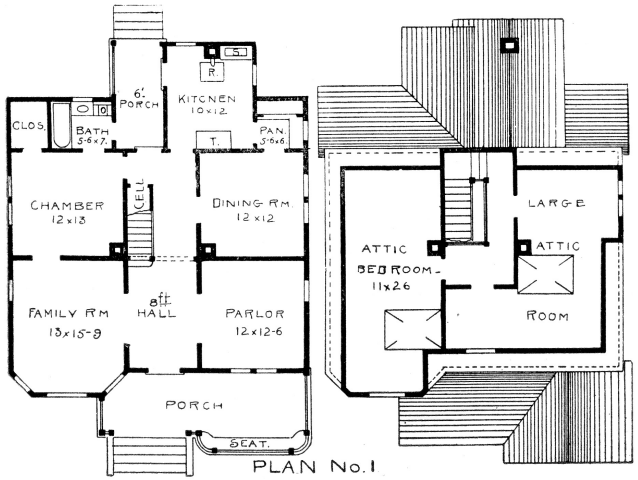
DESIGN No. 17.

Estimated Cost to Build: Plan No. 1, $1,900 to $2,250; Plan No. 2, $2,250 to $2,500.

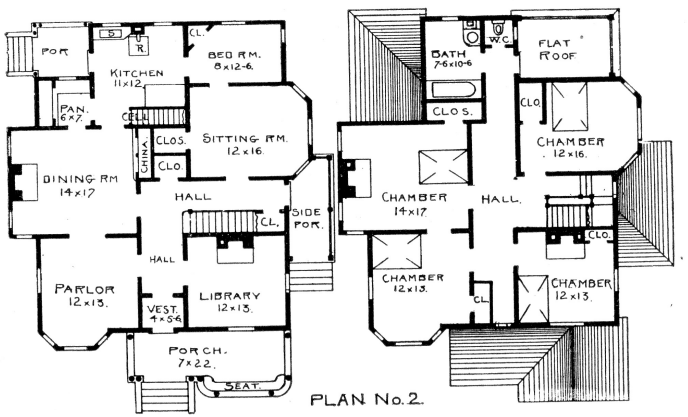
THIS design represents a neat English cottage, rather wide, but of compact form. There are a number of commendable features in these plans, which will be brought to light by careful examination. The front hall, the sewing-room and closet off from dining-room might be mentioned among a number of others. The sewing-room could be converted into a nice conservatory.

Price of complete plans, with bill of materials, ...	$25 00
Price of blue prints, ...	8 50

(Regarding Working Drawings, See Page 5.)



SIZE—35x48 feet. Height of story, 10 feet.



SIZE—43x50 feet. Height of first story, 10 feet; second story, 9 feet

ONE STORY COTTAGE WITH ATTIC.

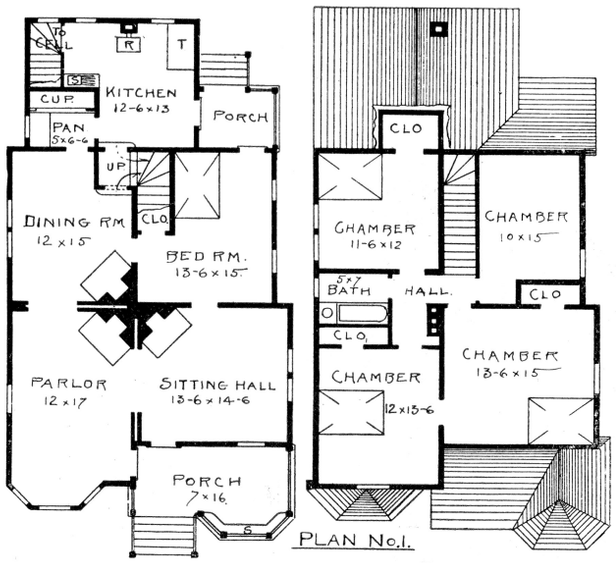
DESIGN No. 18.

Estimated Cost to Build: Plan No. 1, $1,600 to $1,800; Plan No. 2, $2,200 to $2,400.

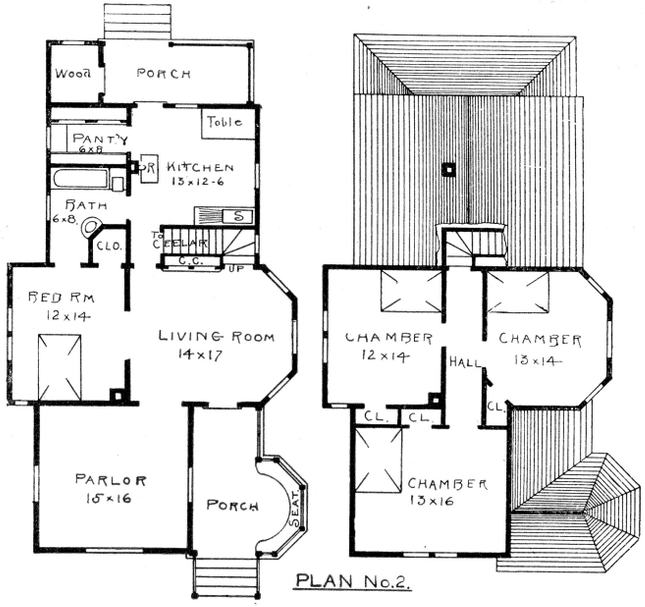
THIS makes a very handsome cottage. In Plan No. 1 a staircase could be placed in the rear of hall, and the attic utilized. The house is intended to be heated by stoves or furnace, but grates can be put in if preferred. Plan No. 2 is for a more pretentious building, and while it is more especially adapted to a warm climate, it makes a good house for any part of the country. Where climate demands it, place a vestibule under stairs, at side entrance. Can easily be made two stories.

Price of complete plans, with bill of materials, for Plan No. 1,	$20 00
Price of complete plans, with bill of materials, for Plan No. 2,	25 00
Price of blue prints, Plan No. 1, ...	7 50
Price of blue prints, Plan No. 2, ...	8 50

(Regarding Working Drawings, See Page 5.)



SIZE—28½x52 feet. Height of first story, 10 feet; second story, 9 feet.



SIZE—30½x54 feet. Height of first story, 10 feet; second story, 9 feet.

ONE STORY COTTAGE WITH ATTIC.

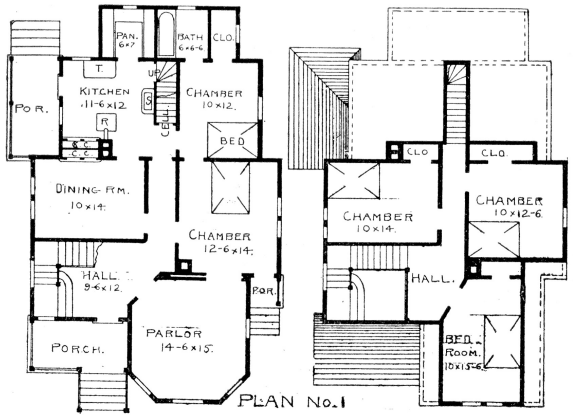
DESIGN No. 19.

Estimated Cost to Build: Plan No. 1, $2,200 to $2,400; Plan No. 2, $2,000 to $2,200.

THIS house is built with 14-ft. studding, thus giving good rooms on second floor. The stairs go up from either the kitchen or dining-room. In Plan No. 1, the fire-places, where shown, can be omitted with a saving of at least $100.00. The rooms are good size, and lots of them, thus making an inexpensive house, for a good sized family.

Price of complete plans, with bill of materials, ...	$22 50
Price of blue prints, ...	8 00

(Regarding Working Drawings, See Page 5.)



SIZE—35x50 feet. Height of first story, 9½ feet; second story, 8½ feet.

ONE STORY COTTAGE WITH ATTIC.

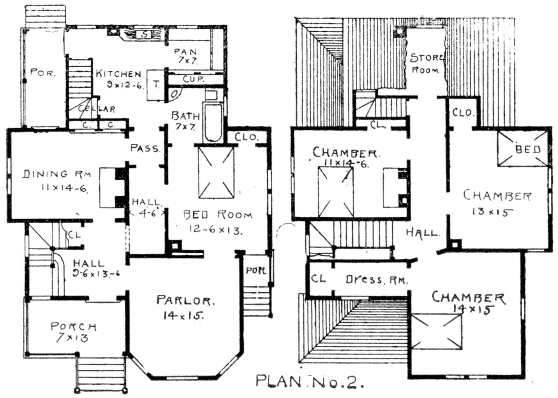
DESIGN No. 20.

Estimated Cost to Build: Plan No. 1, $1,900 to $2,200; Plan No. 2, $2,000 to $2,300.

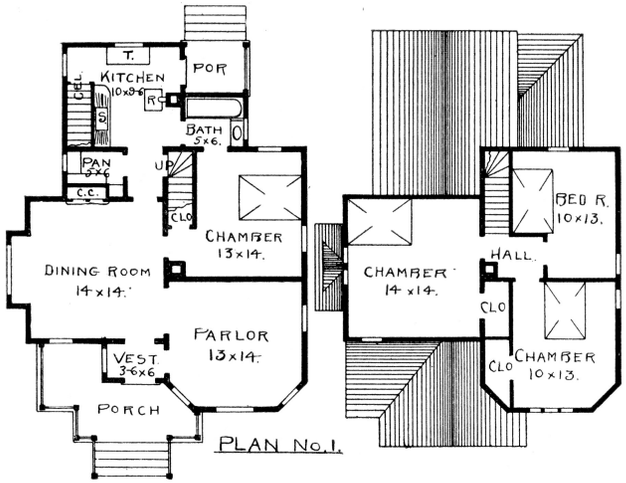
THE above is a very choice design. The one and one-half story house is always nice, and is often erected in a windy climate, where tall houses are not so desirable. Any of our one and one-half story houses can be made two stories, by adding to the studding until they are eighteen feet long, for a house with nine and eight foot stories, or to twenty feet for ten and nine foot stories, respectively. This may be done by any good builder without the changing of plans, and not mar the appearance of the exterior.

Price of complete plans, with bill of materials, ...	$20 00
Price of blue prints, ...	7 50

(Regarding Working Drawings, See Page 5.)

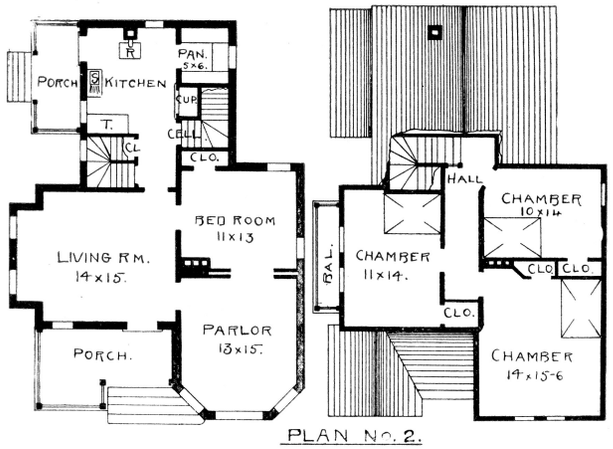


SIZE—33½x45 feet. Height of first story, 10 feet; second story, 9 feet.



SIZE—31½x41½ feet. Height of story, 9 feet. Small cellar.

ONE STORY COTTAGE WITH ATTIC.



SIZE—33½x45 feet. Height of story, 10 feet. Small cellar.

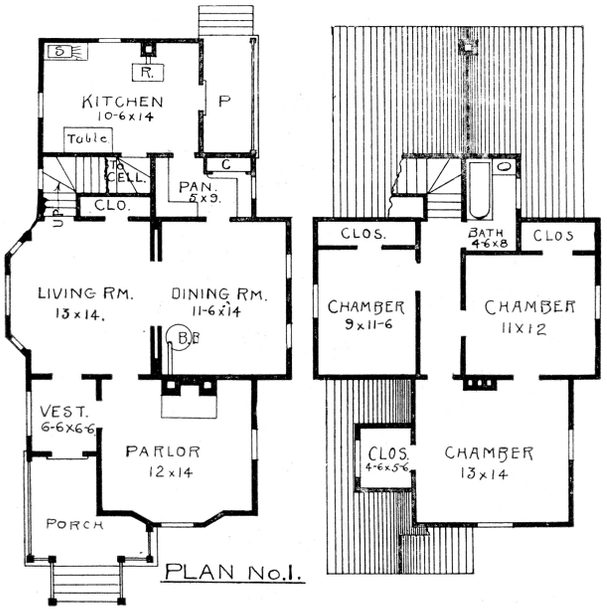
DESIGN No. 21.

Estimated Cost to Build: Plan No. 1, $1,200 to $1,400; Plan No. 2, in Brick, $1,300 to $1,600.

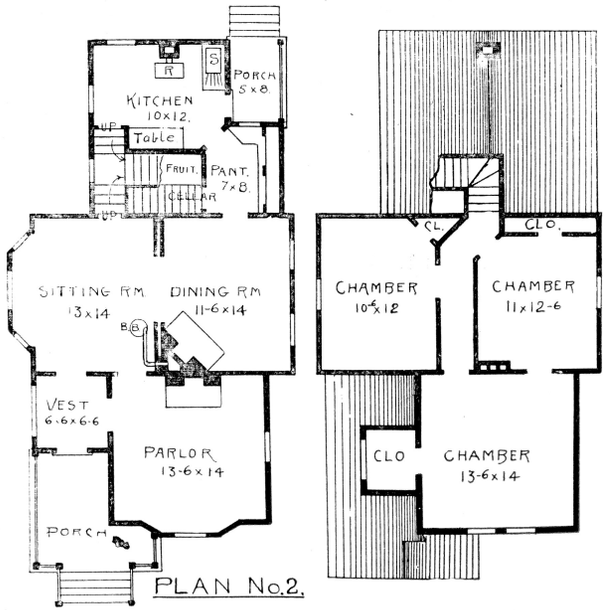
THIS makes a splendid house. The attic can be utilized, getting three rooms there in each plan. The exterior is plain, but neat, and of good proportion; the front porch especially being a nice feature. All rooms are of nice size, compactly and conveniently arranged.

Price of complete plans, with bill of materials, ...	$18 00
Price of blue prints, ...	6 50

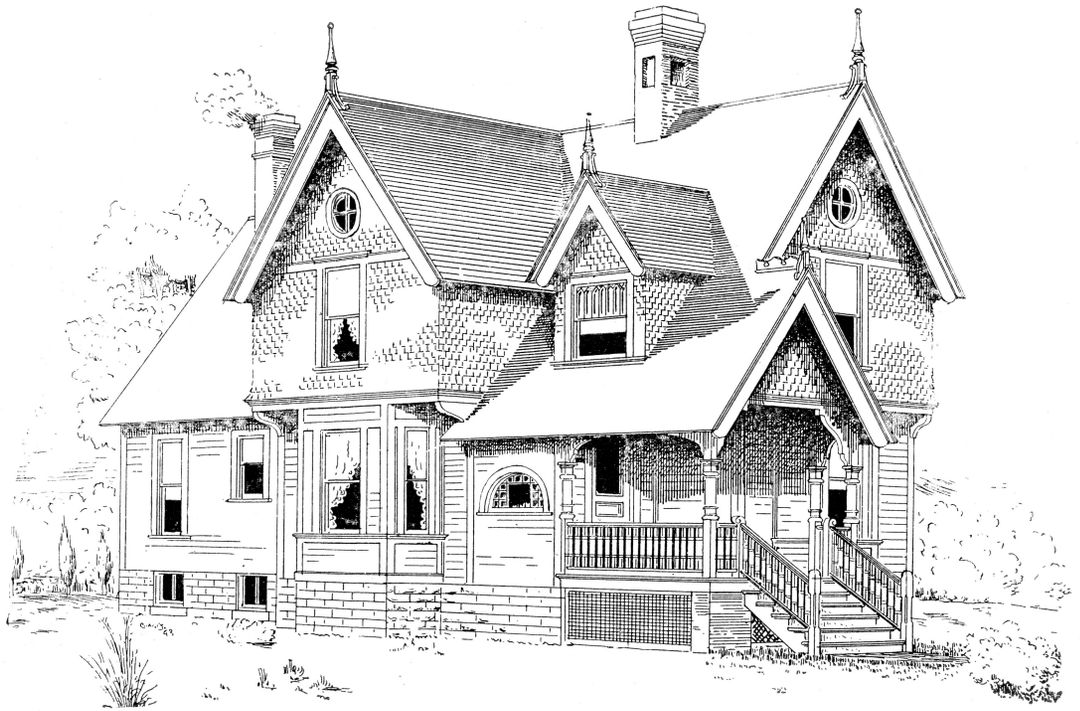
(Regarding Working Drawings, See Page 5.)



SIZE—26½x47½ feet. Height of first and second stories, 9 feet each.



SIZE—26½x49 feet. Height of first and second stories, 9 feet each.



ONE AND ONE-HALF STORY COTTAGE.

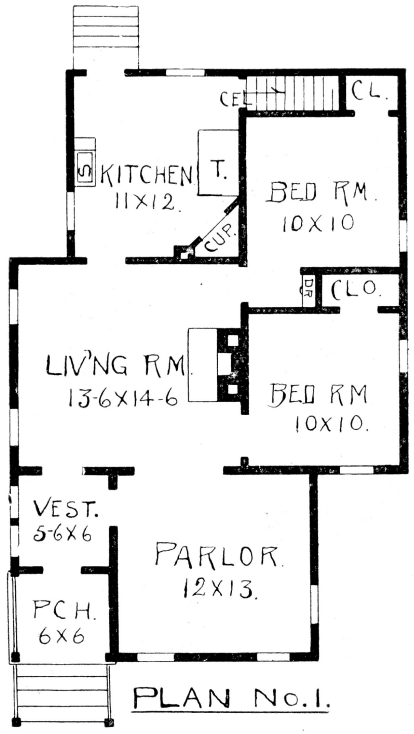
DESIGN No. 22

Estimated Cost to Build: Plan No. 1, $1,300 to $1,500; Plan No. 2, $1,350 to $1,600.

THIS house has been arranged with a nice vestibule entrance, which has a number of advantages. It saves the expense of a hall and open staircase in the plan. The stairs are carried up between partitions, and closed off by a door; thus all rooms can be warmed with stoves, and the heat does not escape up the stairway, as in an open hall. We recommend this cottage as one of convenience and artistic merit, and of reasonable cost.

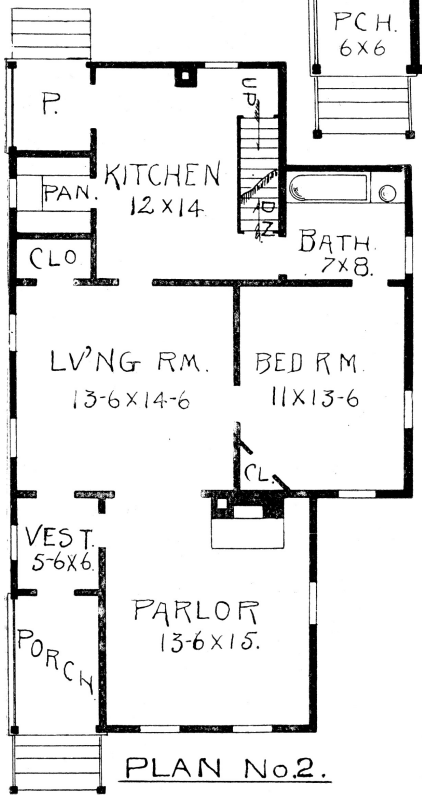
Price of complete plans, with bill of materials, ...	$18 00
Price of blue prints, ...	6 50

(Regarding Working Drawings, See Page 5.



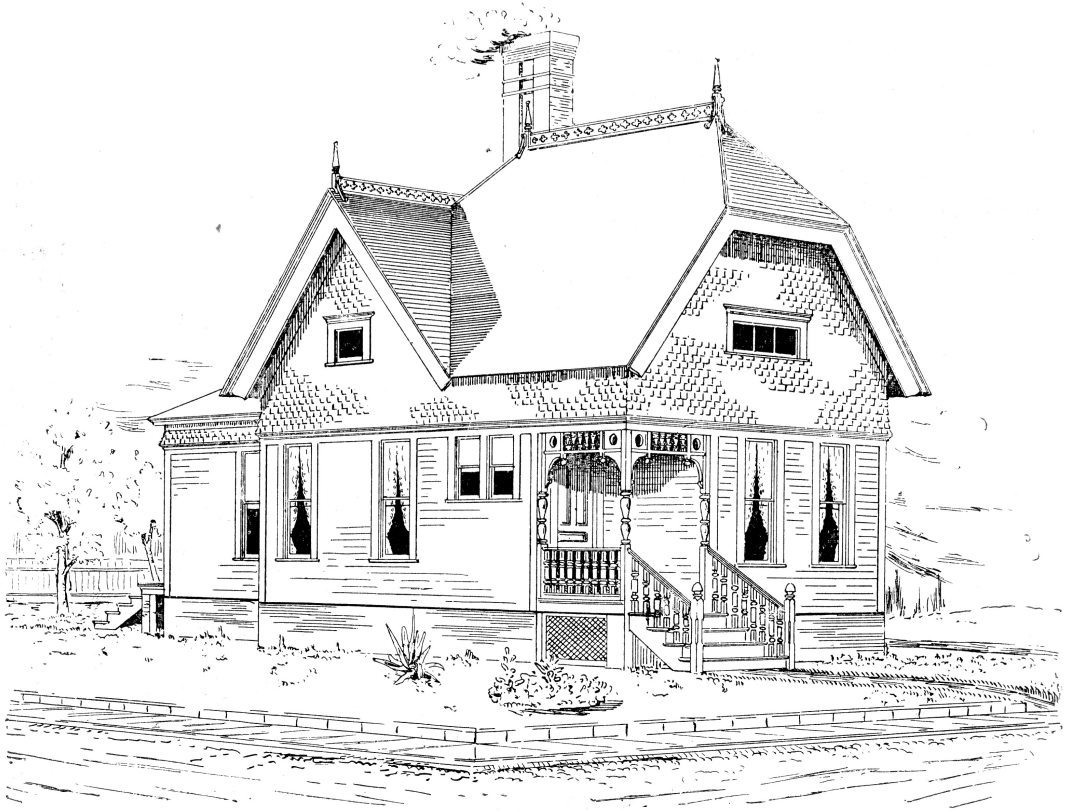
PLAN No. 1.

SIZE—26 x 39½ feet. Height of story, 10 feet. Small cellar.



PLAN No. 2.

SIZE—27x44 feet. Height of story, 10 feet. Small cellar.



ONE STORY COTTAGE.

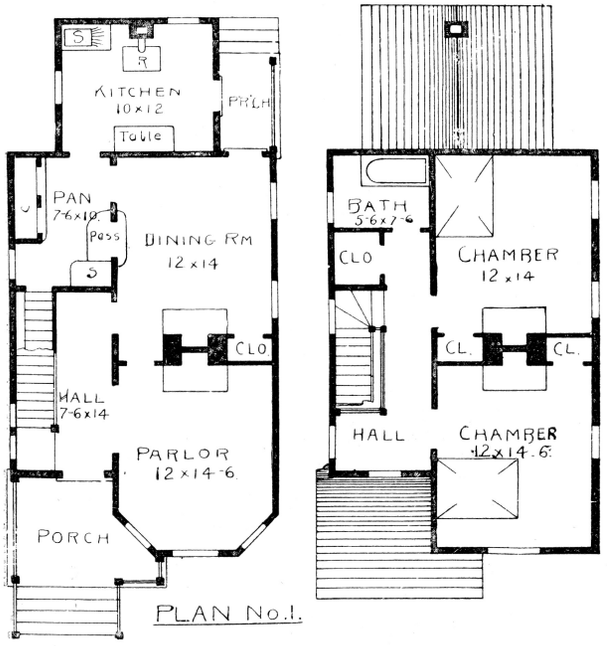
DESIGN No. 23.

Estimated Cost to Build: Either Plan, $850 to $1,050.

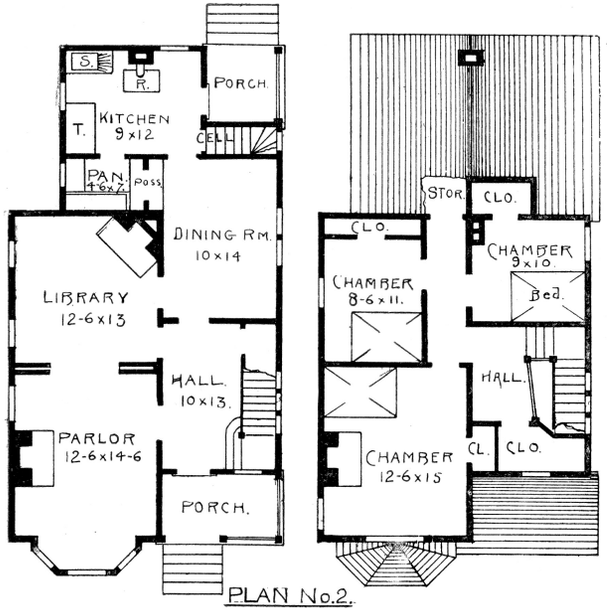
THIS is an artistic little house. The upper part of the exterior is shingled, which can be weather-boarded, with the saving of a few dollars. Otherwise the house is about as cheap as can be made, and yet be as good as it should be, for a house of its dimensions. Each plan shows good sized rooms, with places reserved for furniture.

Price of complete plans, with bill of materials, ...	$15 00
Price of blue prints, ...	5 00

(Regarding Working Drawings, See Page 5.)



SIZE—21x45 feet. Height of first story, 9 feet; second story, 9 feet 2 inches.



SIZE—24x47 feet. Height of first story, 9 feet; second story, 8 feet 2 inches.

ONE AND ONE-HALF STORY.

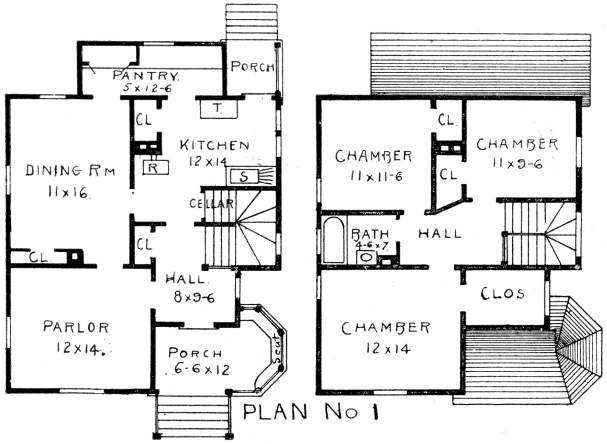
DESIGN No. 25.

Estimated Cost to Build: Plan No. 1, $1,500 to $1,800; Plan No. 2, $1,800 to $2,000.

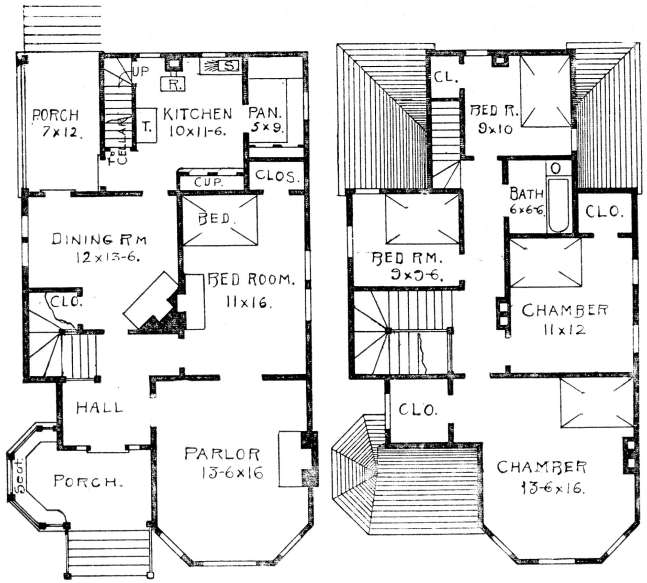
THE above is a cottage of Colonial design. The roof being straight and square, is necessarily inexpensive. It is a very popular design, and looks well when properly treated. It has front stair hall and a good number of conveniently arranged rooms. The fire-places can be omitted in favor of stoves, but grates are coming into universal use, and assist much in the finish of a room.

Price of complete plans, with bill of materials, ...	$25 00
Price of blue prints, ...	8 50

(Regarding Working Drawings, See Page 5.)



SIZE—28 x 35½ feet. Height of first story, 9 feet; second story, 8 feet 2 inches.



PLAN No. 2.

SIZE—27 x 46 feet. Height of first story, 9 feet; second story, 8 feet 2 inches.

ONE AND ONE-HALF STORY COTTAGE.

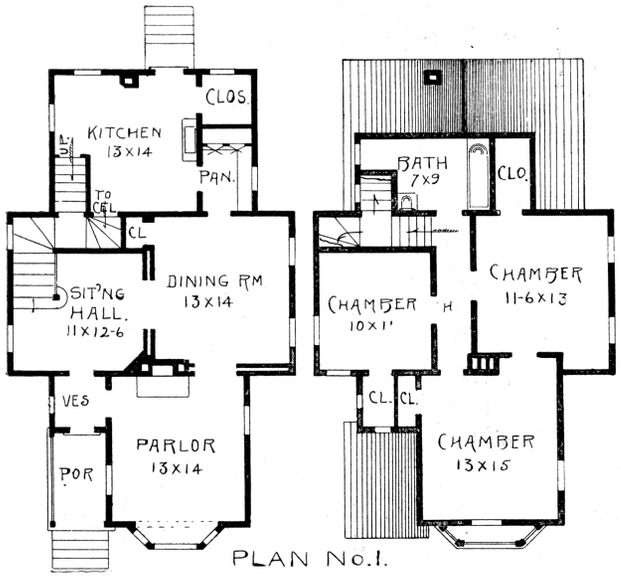
DESIGN No. 26.

Estimated Cost to Build: Plan No. 1, $1,500 to $1,800; Plan No. 2, $2,200 to $2,450.

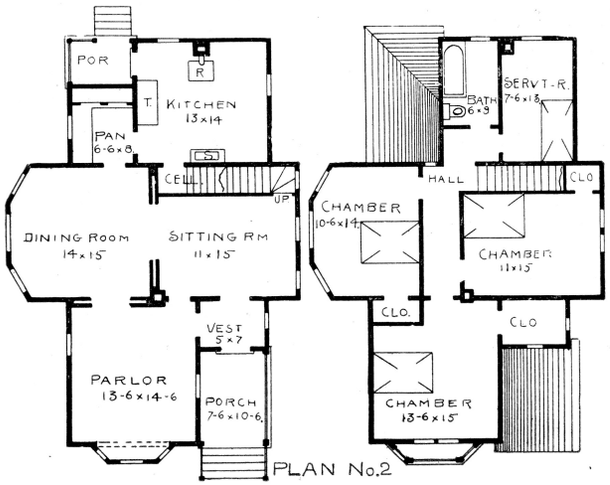
THE shape of the house in above design is one that can be cheaply and easily constructed. It is convenient throughout and is well adapted to an inside narrow lot. If slight changes are wanted, your builder can make them without trouble, from the plans and explanations and bill of materials we send.

Price of complete plans, with bill of materials, ...	$25 00
Price of blue prints, ...	8 50

(Regarding Working Drawings, See Page 5.)



SIZE—27½x45½ feet. Height of first story, 9 feet; second story, 8 feet 2 inches.



SIZE—32x46 feet. Height of first story, 9 feet; second story, 8 feet 2 inches.

ONE AND ONE-HALF STORY HOUSE.

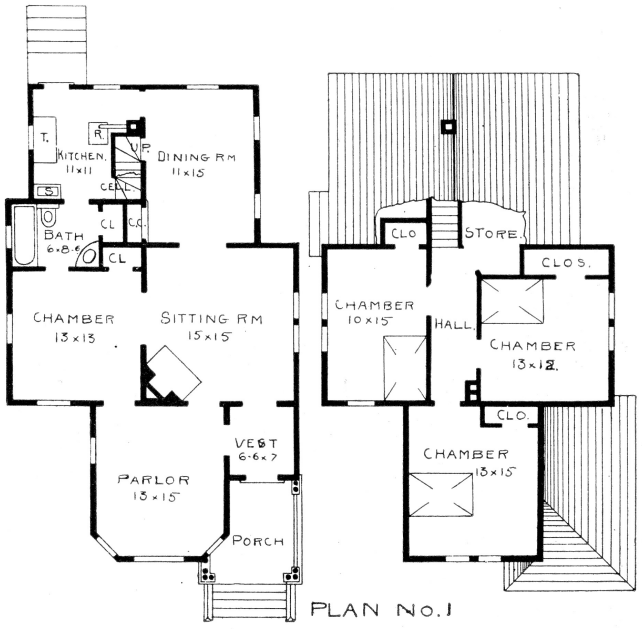
DESIGN No. 27.

Estimated Cost to Build: Plan No. 1, $1,600 to $2,000; Plan No. 2, $1,800 to $2,200.

In the above design, the principal feature of the exterior is the square tower. All the rest of the design is very plain, but neat. If a china closet is wanted in the dining-room, in Plan No. 1, it may be taken off from the pantry and the door placed where it will give direct passage from dining-room to kitchen. A fire-place may be added to the dining-room in the corner next to main chimney.

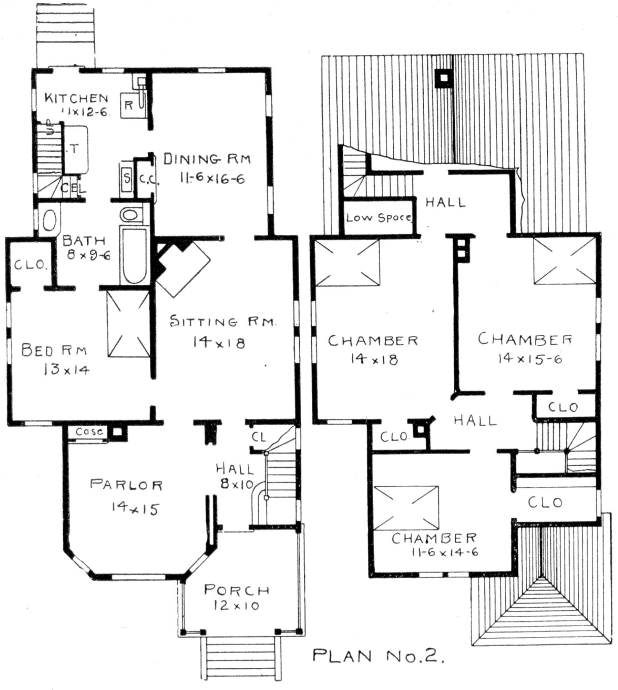
Price of complete plans, with bill of materials, ...	$22 50
Price of blue prints, ...	8 00

(Regarding Working Drawings, See Page 5.)



PLAN No. 1

SIZE—29½x49½ feet. Height of first story, 9½ feet; second story, 9 feet.



PLAN No. 2.

SIZE—29½x57 feet. Height of first story, 9½ feet; second story, 9 feet.

ONE AND ONE-HALF STORY HOUSE.

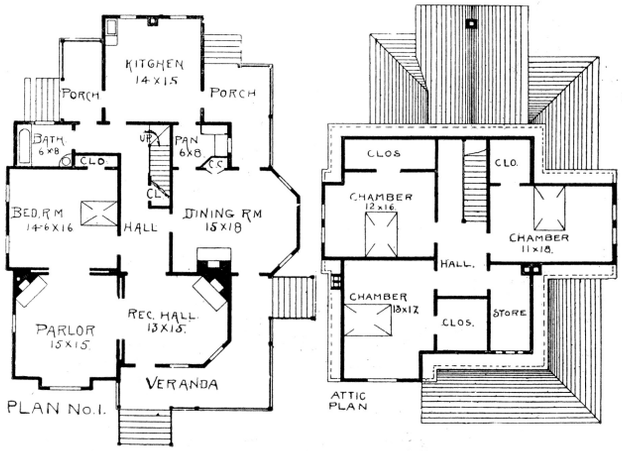
DESIGN No. 28.

Estimated Cost to Build: Plan No. 1, $1,800 to $2,000; Plan No. 2, $2,000 to $2,250.

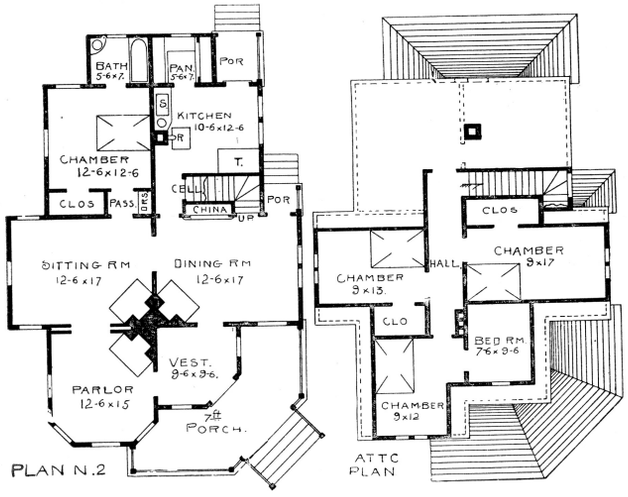
THIS makes a splendid story and one-half house, a class of buildings so much in demand. They are cheaper to build than a two story house, are less effected by the wind, and are not necessarily warmer in the second story in the summer than a two story house. Plan No. 1 has stairs going up from the dining-room, while Plan No. 2 has both front and back stairs.

Price of complete plans, with bill of materials, ...	$22 50
Price of blue prints, ...	8 50

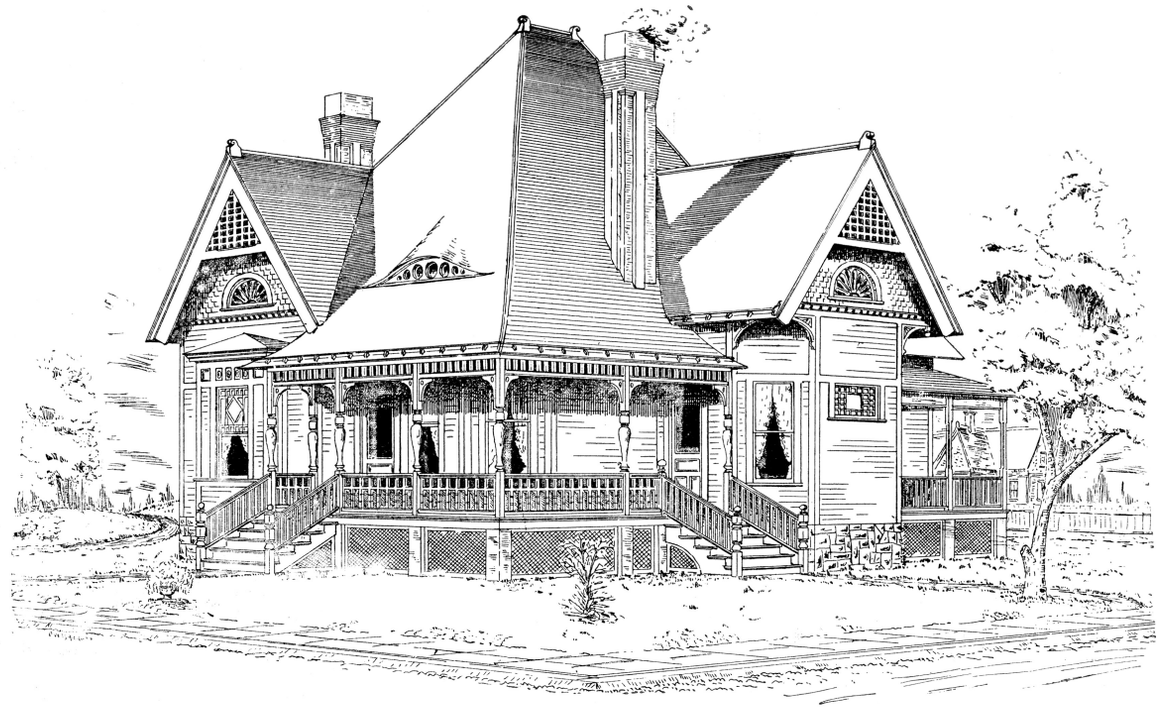
(Regarding Working Drawings, See Page 5.)



SIZE—43x53½ feet. Height of story, 11 feet. Good cellar.



SIZE—35x52 feet. Height of story, 10 feet. Good cellar.



ONE STORY COTTAGE WITH ATTIC.

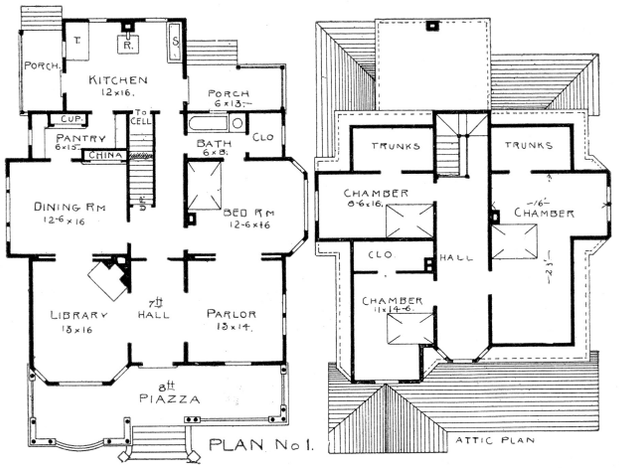
DESIGN No. 29.

Estimated Cost to Build: Plan No. 1, $2,000 to $2,300; Plan No. 2, $1,500 to $1,800.

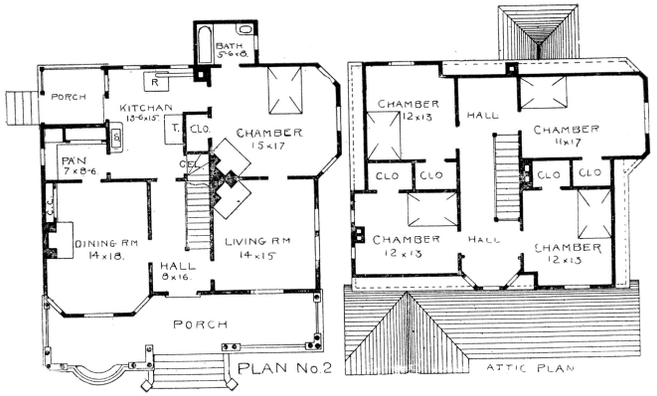
In the above design, Plan No. 1 makes a good, spacious house for a warm climate, and where desired, can be made a two story house by putting on a little more expense. Plan No. 2 is suited to any climate. The fire-places can be omitted with quite a saving, and stoves or furnaces used for heating. A single wide sliding door between dining-room and sitting-room would be preferable to some.

Price of complete plans, with bill of materials, ...	$20 00
Price of blue prints, ...	7 50

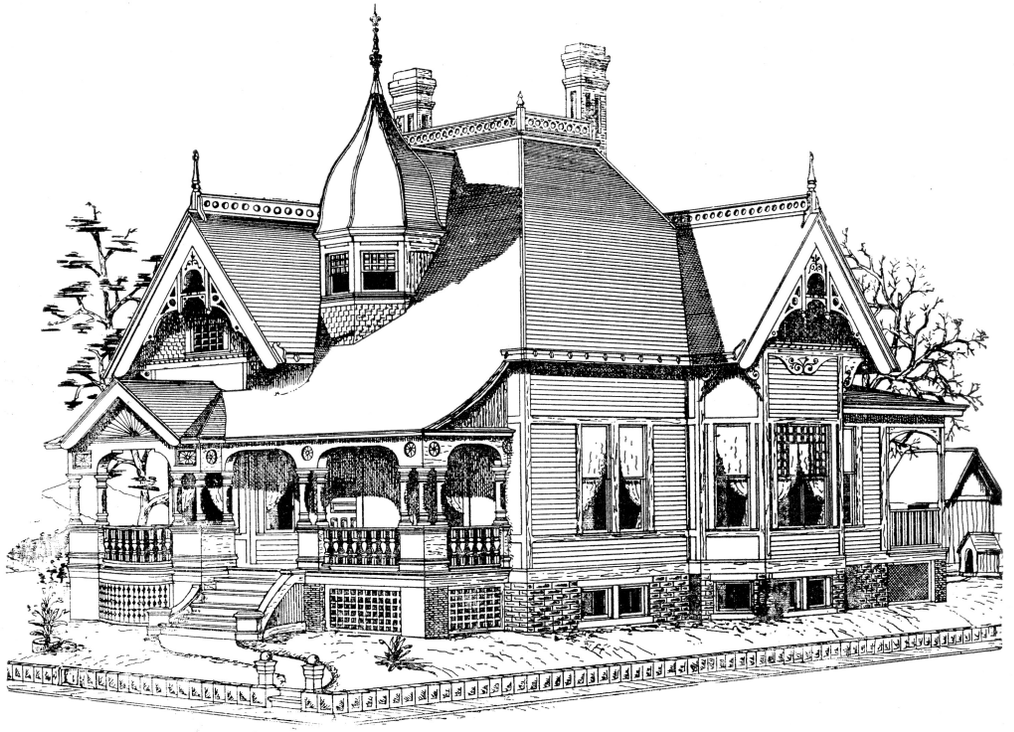
(Regarding Working Drawings, See Page 5.)



SIZE—45x57 feet. Height of first story, 10½ feet; attic, 8 feet.



SIZE—41x41 feet 9 inches. Height of first story, 10½ feet; attic, 8 feet.



ONE STORY HOUSE WITH ATTIC.

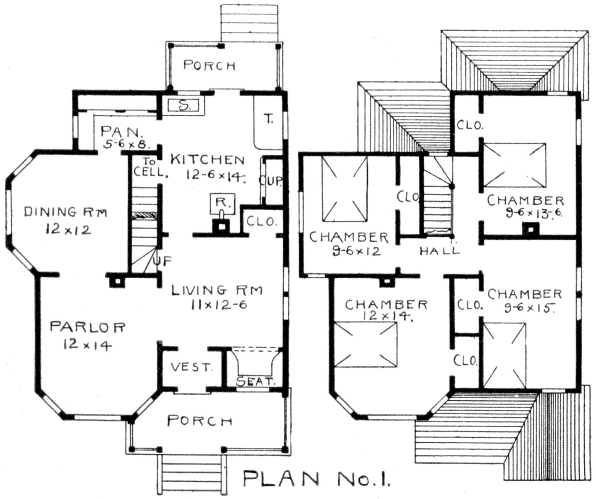
DESIGN No. 30

Estimated Cost to Build: Plan No. 1, $2,200 to $2,500; Plan No. 2, $2,700 to $2,900.

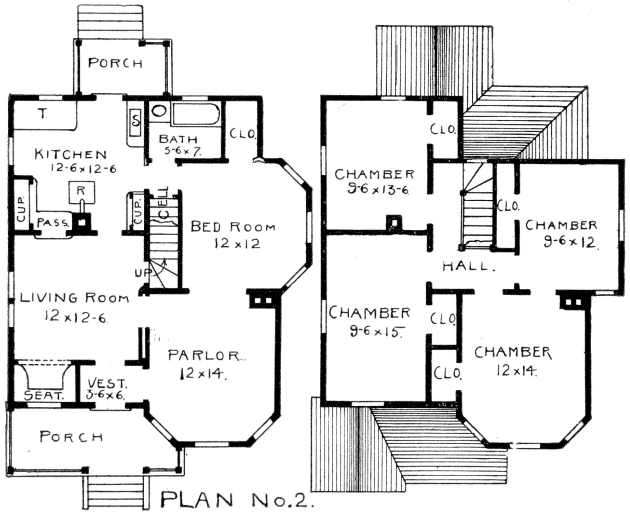
THIS is a large and handsome one story house with a good attic, which has rooms nearly as good as in a two story house. It is plain and substantial, and a first-class house in every particular. The porch back of the dining-room may be omitted with a saving of some $40.00 or $50.00. Large attic windows will be used when attic is to be finished for use.

Price of complete plans, with bill of materials, ...	$25 00
Price of blue prints, ...	8 50

(*Regarding Working Drawings, See Page 5.*)



SIZE—29x36½ feet. Height of first story, 9 feet; second story, 8 feet 2 inches.



SIZE—29x36½ feet. Height of first story, 9 feet; second story, 8 feet 2 inches.

TWO STORY HOUSE.

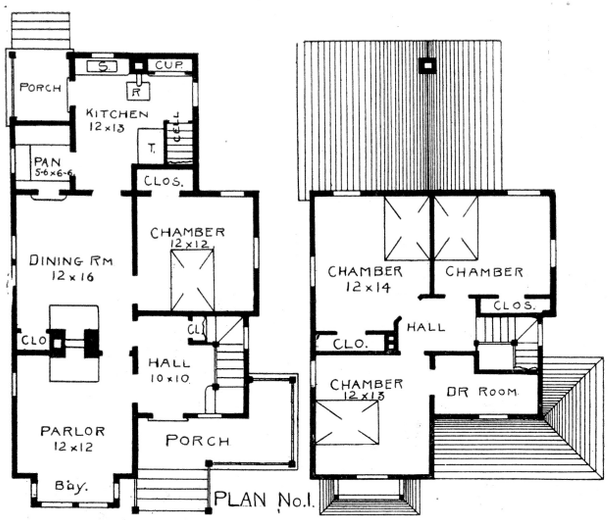
DESIGN No. 31.

Estimated Cost to Build: $2,000 to $2,250.

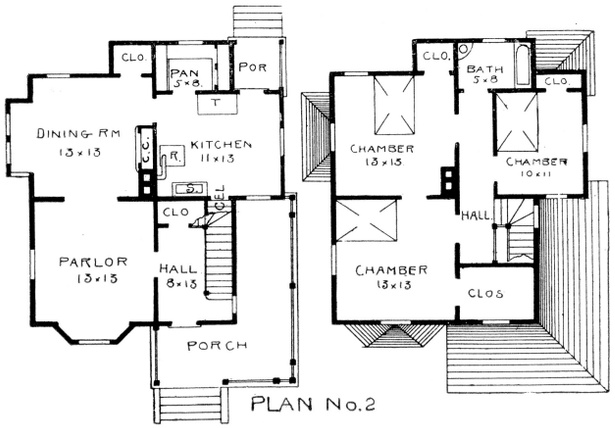
By placing the stairs in these plans between the wall, instead of having them open, we get eight good rooms in each plan instead of six, as it would be if there was a reception hall. This treatment is desirable in many cases, where room is the principal requirement. Study the two plans well and you will find that either plan will make a good house.

Price of complete plans, with bill of materials, ...	$25 00
Price of blue prints, ...	8 50

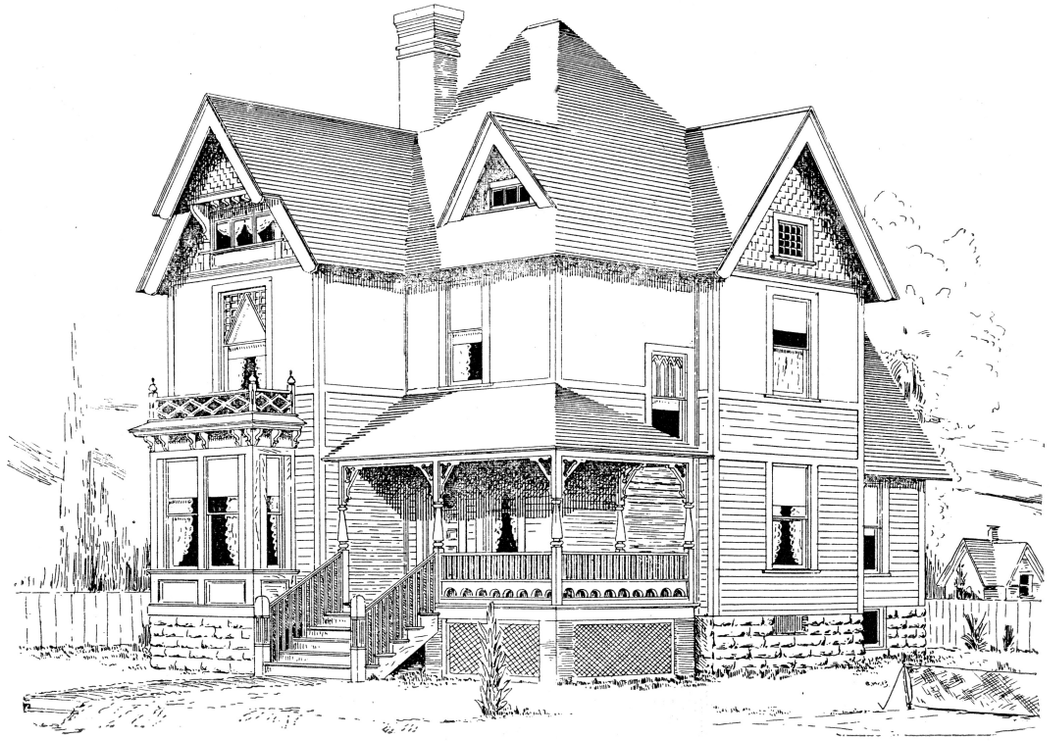
(Regarding Working Drawings, See Page 5.)



SIZE—29½x46½ feet. Height of first story, 9 feet; second story, 8 feet 2 inches.



SIZE—31½x38 feet. Height of first story, 9 feet; second story, 8 feet 2 inches.



TWO STORY HOUSE.

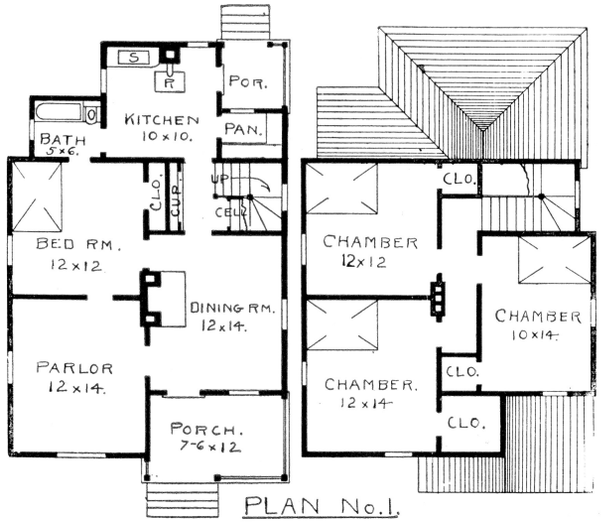
DESIGN No. 32.

Estimated Cost to Build: Plan No. 1, $1,350 to $1,500; Plan No. 2, $1,250 $1,450.

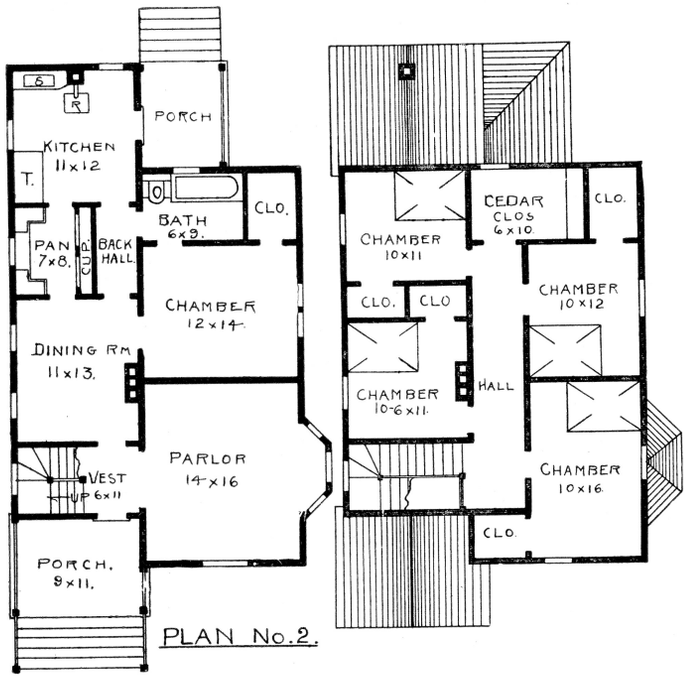
In the above design the plans are suited to persons wanting small two story houses. Sliding, instead of folding doors, may be placed between parlor and dining-room in Plan No. 2, and the same in place of chimneys in Plan No. 1. Plan No. 1 could have a bath-room back of bed-room, if desired. In most of our plans the two principal chambers are connected by a door, in case of children wanting to be near their parents' room.

Price of complete plans, with bill of materials, ...	$20 00
Price of blue prints, ...	7 50

(Regarding Working Drawings, See Page 5.)



SIZE—25½x40 feet. Height of first story, 9 feet; second story, 8 feet 2 inches.



SIZE—39 x 51 feet. Height of first story, 9 feet; second story, 8 feet 2 inches.

TWO STORY HOUSE.

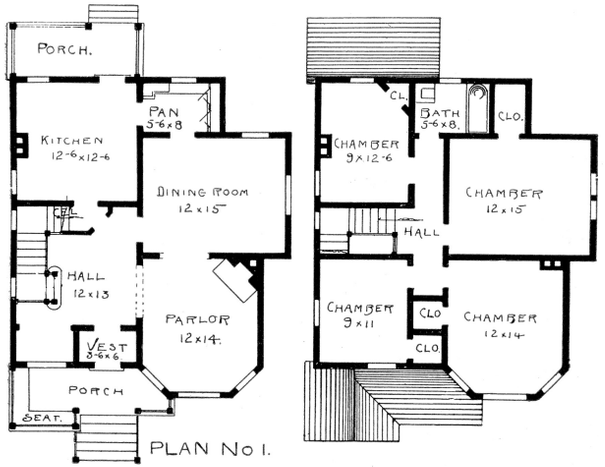
DESIGN No. 33.

Estimated Cost to Build: Plan No. 1, $1,250 to $1,500; Plan No. 2, $1,700 to $2,000.

THESE two plans represent a seven and eight room house. Each have a small stair hall, one in front and the other in the rear of the building, convenient to the dining-room. The exterior is plain, but in good keeping with a moderate priced house. Fire-places can be built in both parlor and chamber of Plan No. 2, if desired.

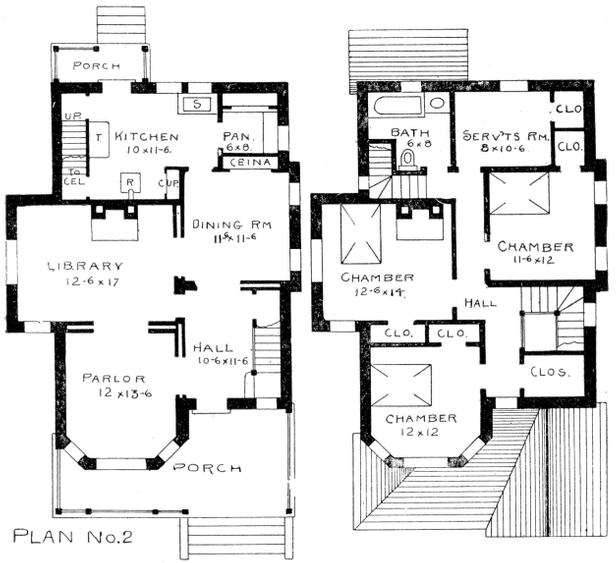
Price of complete plans, with bill of materials, ...	$20 00
Price of blue prints, ...	7 50

(Regarding Working Drawings, See Page 5.)



PLAN No 1.

SIZE—28x35½ feet. Height of first story, 9 feet; second story, 8 feet, 2 inches.



PLAN No.2

SIZE—27 x 46 feet. Height of first story, 9 feet; second story, 8 feet 2 inches.

TWO STORY HOUSE.

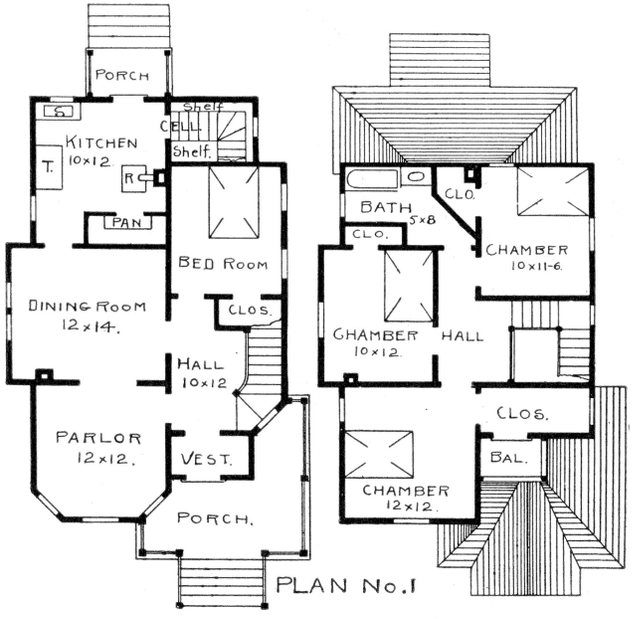
DESIGN No. 34.

Estimated Cost to Build: Plan No. 1, $1,500 to $1,800; Plan No. 2, $2,250 to $2,450.

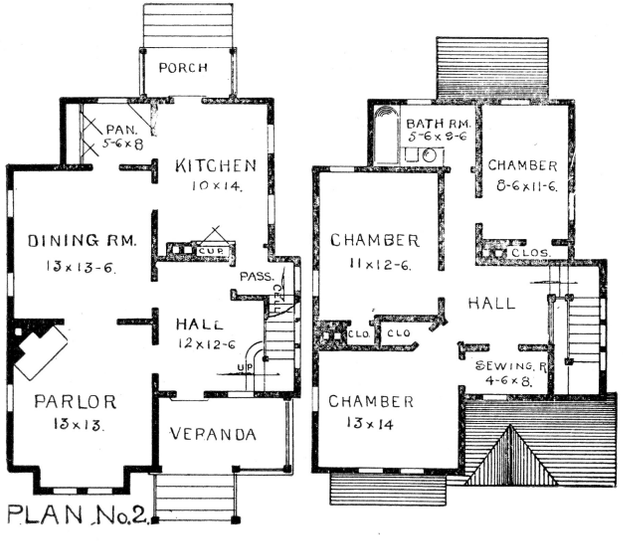
THIS makes a neat two story house with virtually four rooms on each floor; the hall making a nice sitting-room. No more available room could be obtained in a house of this size. The exterior is plain and neat; all unnecessary ornamentation being omitted to save cost. Plan No. 2 is made for a brick house, but if built veneered, it would prove more satisfactory.

Price of complete plans, with bill of materials, ...	$25 00
Price of blue prints.	8 50

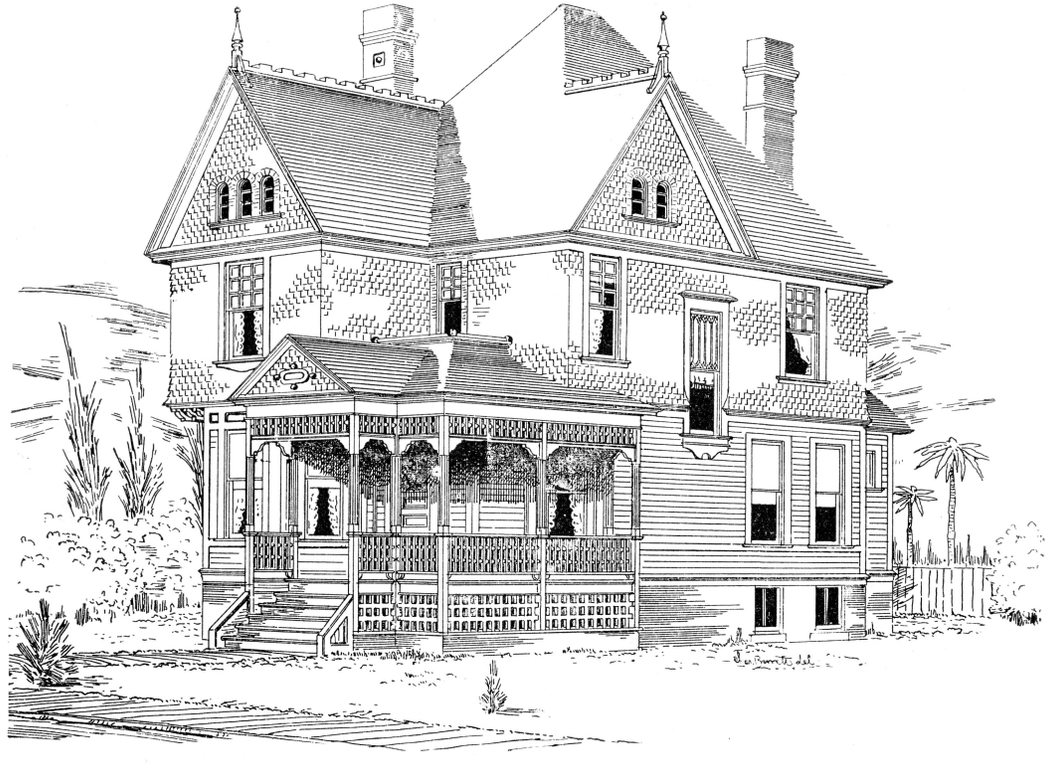
(Regarding Working Drawings, See Page 5.)



SIZE—25½x46 feet. Height of first story, 9 feet; second story, 8 feet 2 inches.



SIZE—27x40 feet. Height of first story, 9 feet; second story, 8 feet 2 inches.



TWO STORY HOUSE.

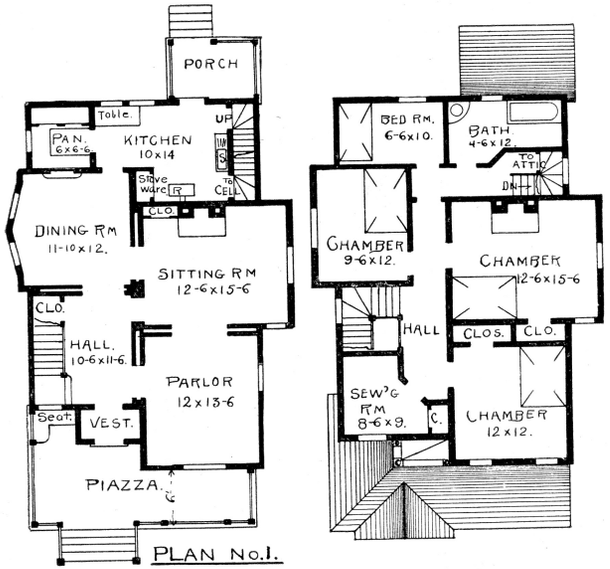
DESIGN No. 35.

Estimated Cost to Build: Plan No. 1, $1,700 to $1,900; Plan No. 2, $1,800 to $2,100.

In this, as in many other designs, we give a vestibule for the front entrance. It is a great protection in cold weather, and has a good appearance. Sliding doors may be substituted for folding doors between dining-room and parlor. In Plan No. 1, the kitchen is provided with a large deep cupboard, which many prefer to a pantry. The cellar stairs may be removed to another place and its space used for a pantry, or bath-room for the bed-room.

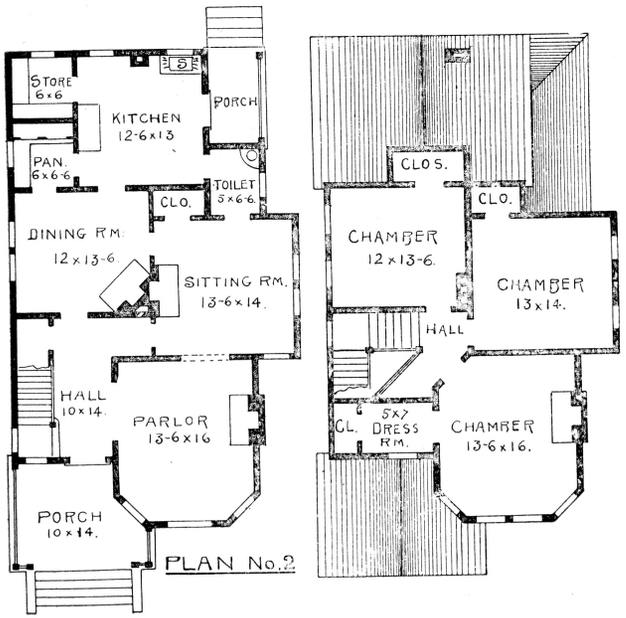
Price of complete plans, with bill of materials, ...	$27 50
Price of blue prints, ...	8 50

(Regarding Working Drawings, See Page 5.)



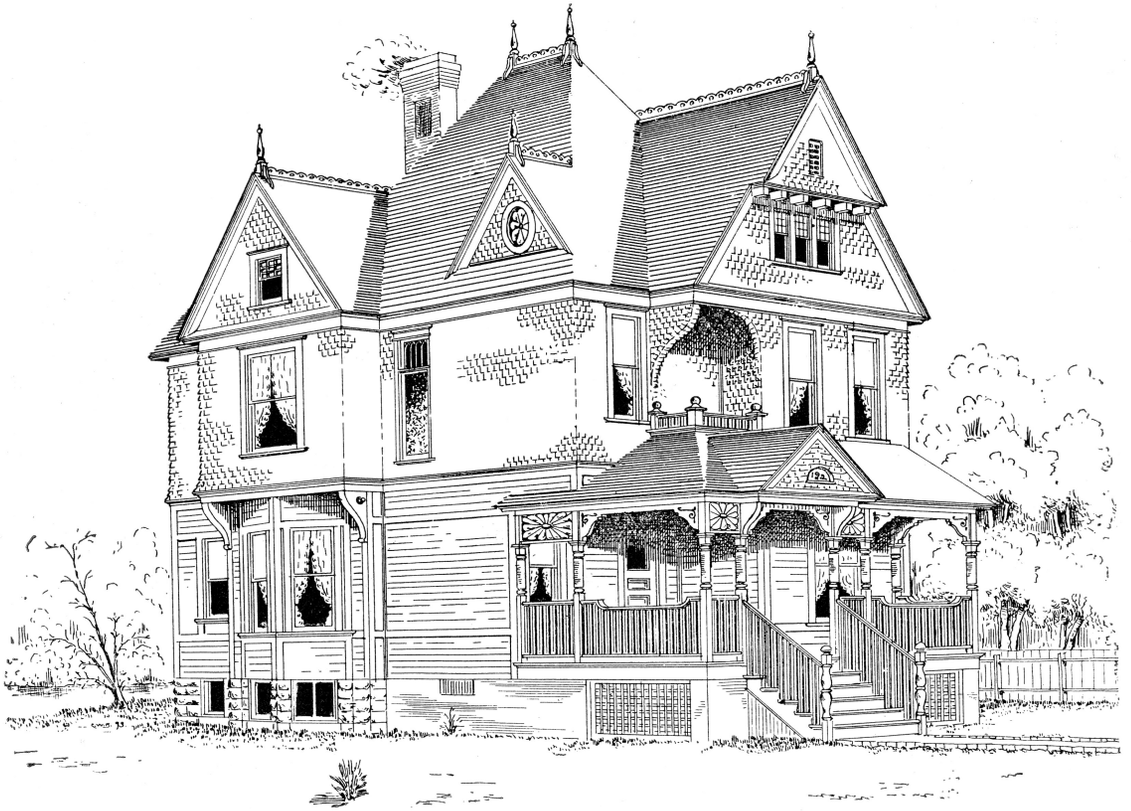
PLAN No. 1.

SIZE—30½x50 feet. Height of first story, 10 feet; second story, 9 feet 2 inches.



PLAN No. 2

SIZE—29x59 feet. Height of first story, 10 feet; second story, 9 feet 2 inches.



TWO STORY HOUSE.

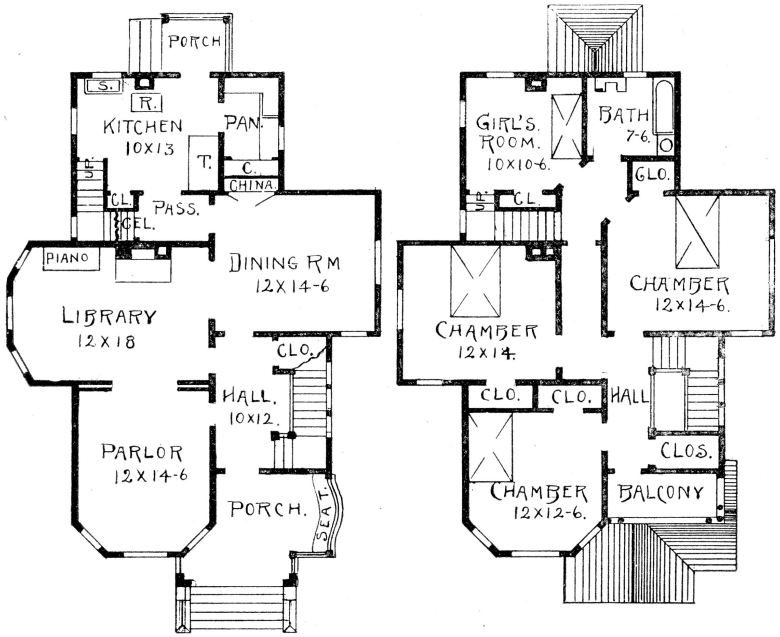
DESIGN No. 36.

Estimated Cost to Build: For Either Plan, $2,200 to $2,400.

THIS makes a plain and convenient house, of a good amount of room, at moderate cost. Second story is shingled. Will look well on either a corner or center lot. One plan is a seven and the other an eight room house. Plan No. 1 is intended to be heated by a furnace, as additional chimneys for grates or stoves would cost as much as a furnace.

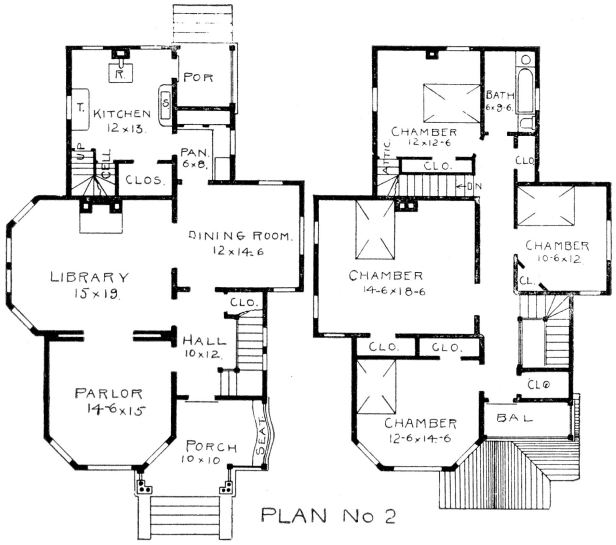
Price of complete plans, with bill of materials, ...	$30 00
Price of blue prints, ...	10 00

(Regarding Working Drawings, See Page 5.)



PLAN No. 1.

SIZE—34x50½ feet. Height of first story, 9 feet; second story, 8 feet 2 inches.



PLAN No 2

SIZE—35x51 feet. Height of first story, 10 feet; second story, 9 feet 2 inches.

TWO STORY HOUSE.

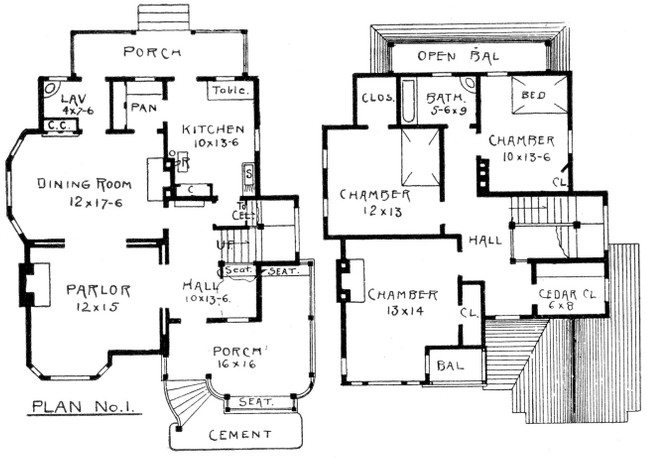
DESIGN No. 37.

Estimated Cost to Build: Plan No. 1, $2,500 to $2,800; Plan No. 2, $2,600 to $3,000.

WE PRESENT this house with the hope of meeting the wants of a class of people wanting a building of convenient arrangement and plain but sensible exterior, and at a moderate cost. We can offer no suggestions as to changes in the floor plans; to change them would be only to make them different, and not to improve them.

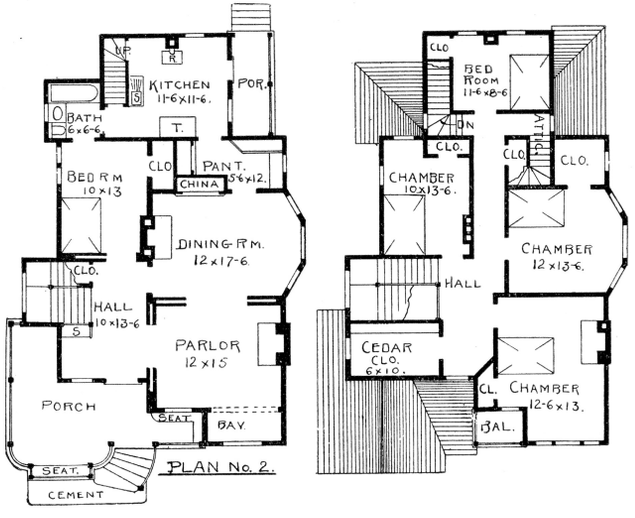
Price of complete plans, with bill of materials, ...	$30 00
Price of blue prints, ...	10 00

(Regarding Working Drawings, See Page 5.)



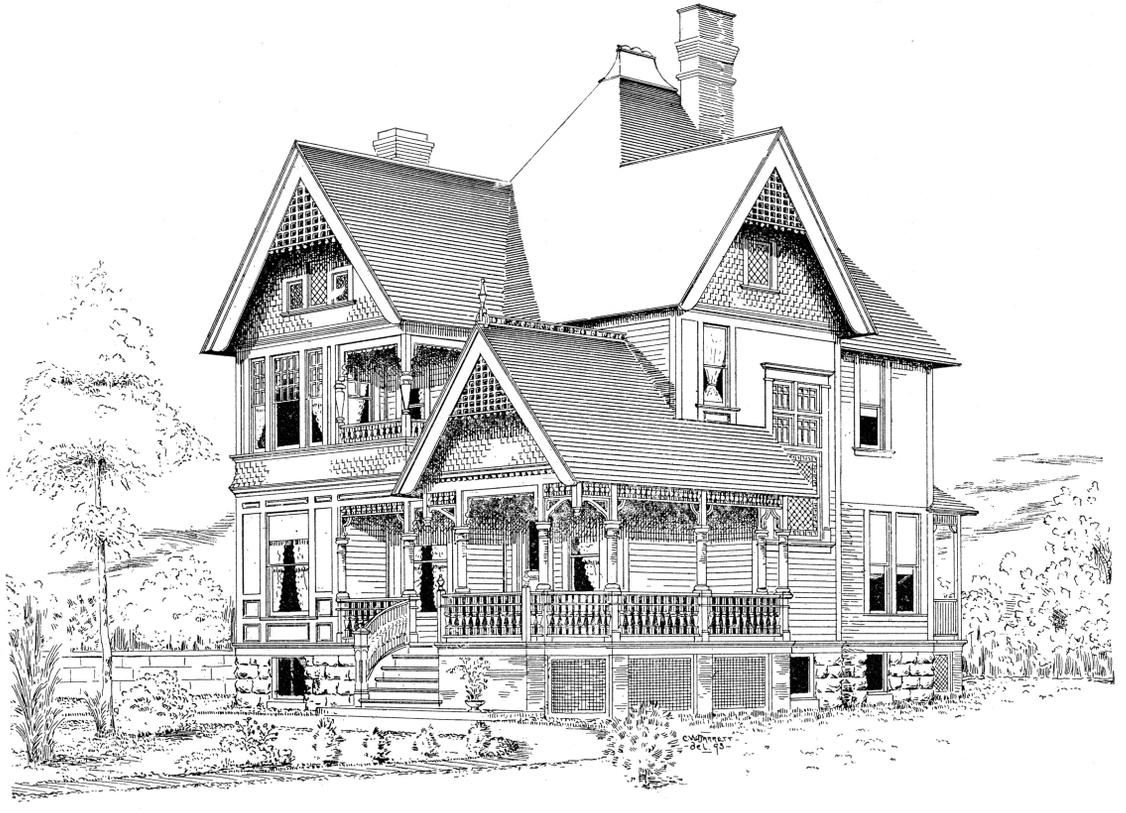
PLAN No. 1.

SIZE—35 x 44 feet. Height of first story, 10 feet; second story, 9 feet 2 inches.



PLAN No. 2.

SIZE—35 x 52 feet. Height of first story, 10 feet; second story, 9 feet 2 inches.



TWO STORY HOUSE.

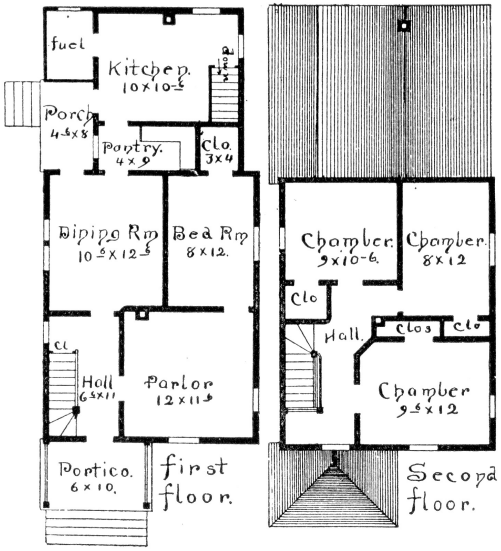
DESIGN No. 38.

Estimated Cost to Build: Plan No. 1, $2,400 to $2,600; Plan No. 2, $3,000 to $3,300.

THIS design has an attractive porch, a neat reception hall, broad stairs, and all other parts conveniently arranged. The lavatory in the rear of the dining-room is a feature of special merit, where there are children. The second story has a large open balcony for airing and sunning clothes. Plan No. 1 is a six room house, and Plan No. 2 has eight rooms.

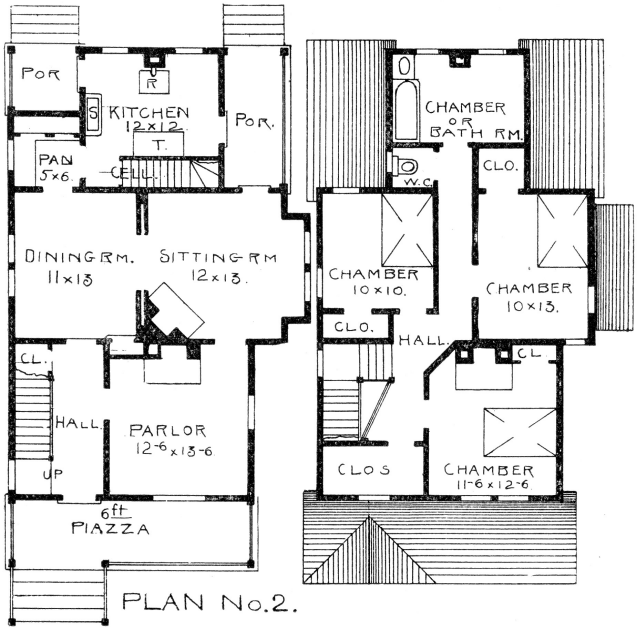
Price of complete plans, with bill of materials, ... $35 00

(Regarding Working Drawings, See Page 5.)



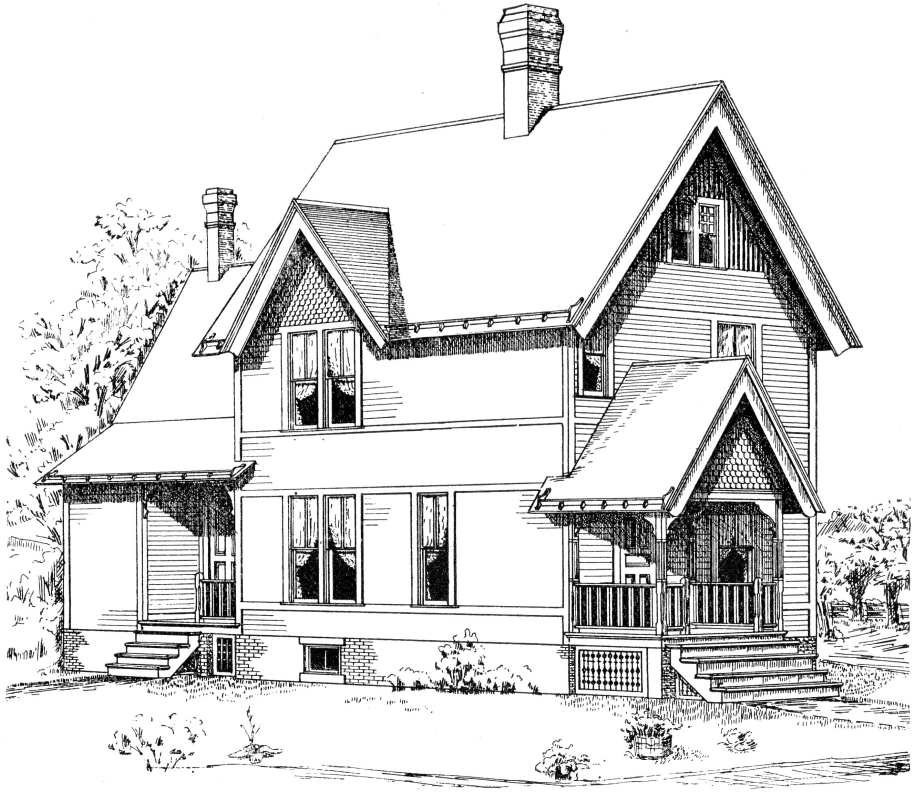
PLAN No. 1.

SIZE—20 x 46 feet. Height of first story, 9 feet; second story, 8 feet 2 inches.



PLAN No. 2.

SIZE—27 x 46 feet. Height of first story, 9 feet; second story, 8 feet 2 inches.



TWO STORY COTTAGE.

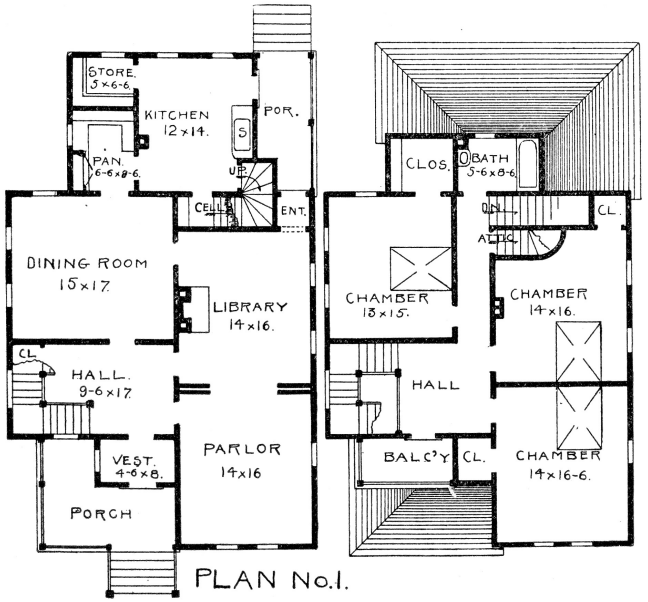
DESIGN No. 39.

Estimated Cost to Build: Plan No. 1, $700 to $900; Plan No. 2, $1,200 to $1,500.

THERE is quite a demand for cottages of this character. Plan No. 1 is for a very narrow lot. Plan No. 2 has many good features. Windows could be had in the side of the sitting-room bay by widening it a foot or more. The exterior of Plan No. 2 is a little different from the cut shown, the difference being produced by the different arrangement. Each is neat, but inexpensive.

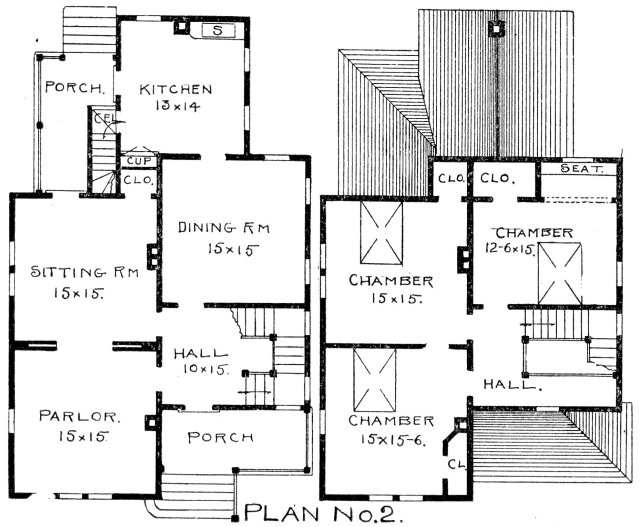
Price of complete plans, with bill of materials, ...	$15 00
Price of blue prints, ...	5 00

(Regarding Working Drawings, See Page 5.)



PLAN No. 1.

SIZE—32½ x 52 feet. Height of first story, 10 feet; second story, 9 feet 2 inches.



PLAN No. 2.

SIZE—50½ x 31½ feet. Height of first story, 10 feet; second story, 8 feet.

TWO STORY HOUSE.

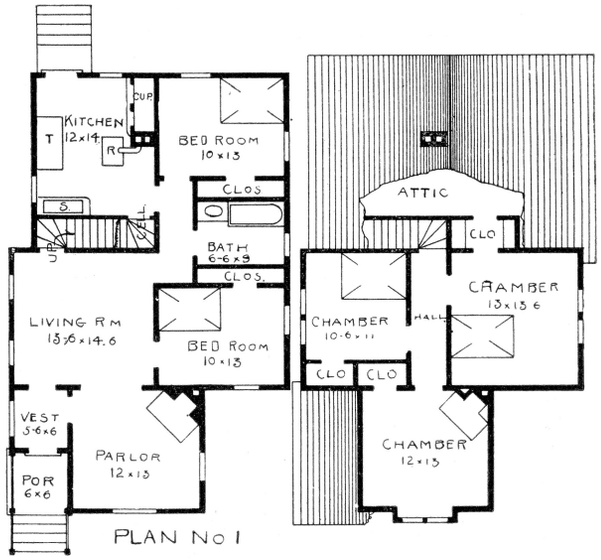
DESIGN No. 40.

Estimated Cost to Build: Plan No. 1, $2,400 to $2,600; Plan No. 2, $2,300 to $2,500.

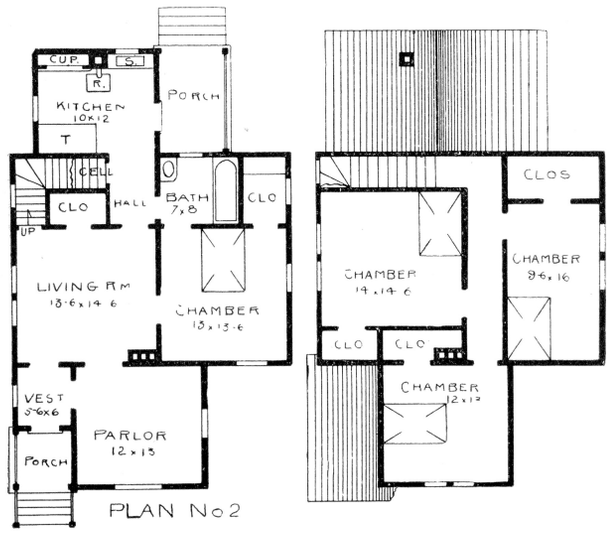
THE above is what might be called a plain, common sense house—a class of buildings very much in demand. A chimney could be built in the partition between dining-room and hall, with a grate in each. This is a desirable plan, and slight changes can be made in the disposition of door, grates, etc., without any trouble. Plan No. 2 has no back stairs, but they can be easily added by utilizing the space of the cellar stairs.

Price of complete plans, with bill of materials, ...	$27 50
Price of blue prints, ...	10 00

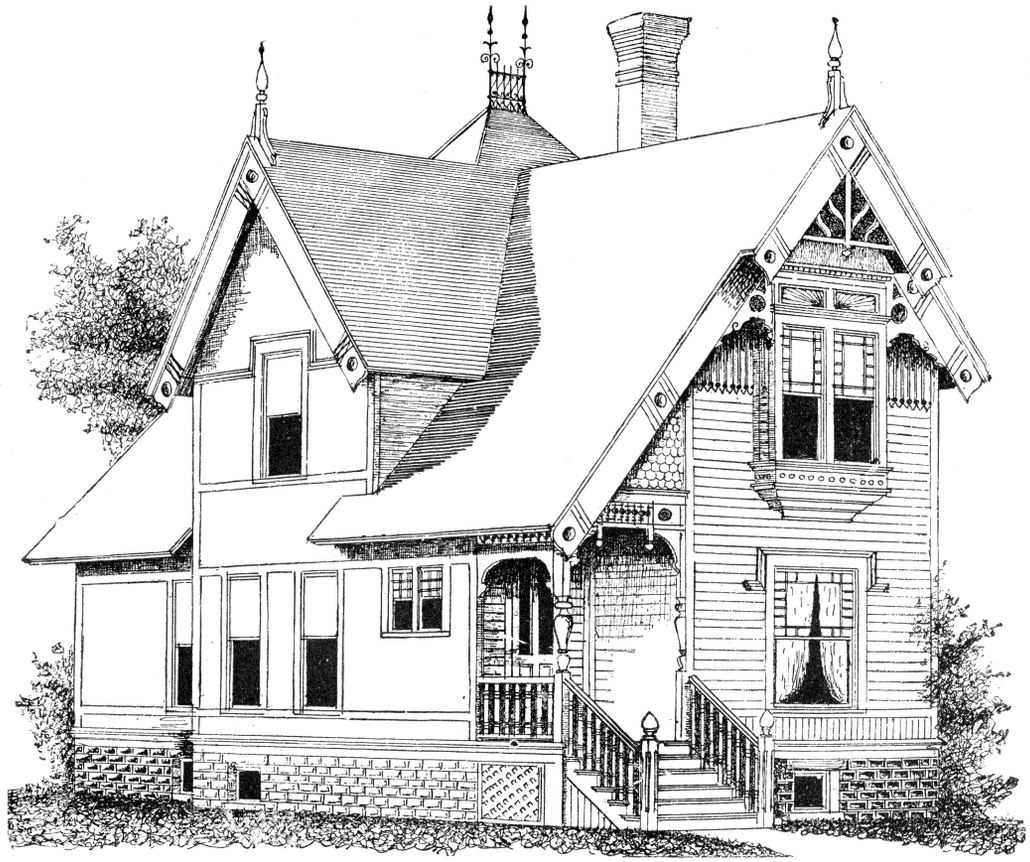
(Regarding Working Drawings, See Page 5.)



SIZE—29x45 feet. Height of first story, 9 feet; second story, 9 feet.



SIZE—29x45 feet. Height of first story, 9 feet; second story, 9 feet.



ONE AND ONE-HALF STORY COTTAGE.

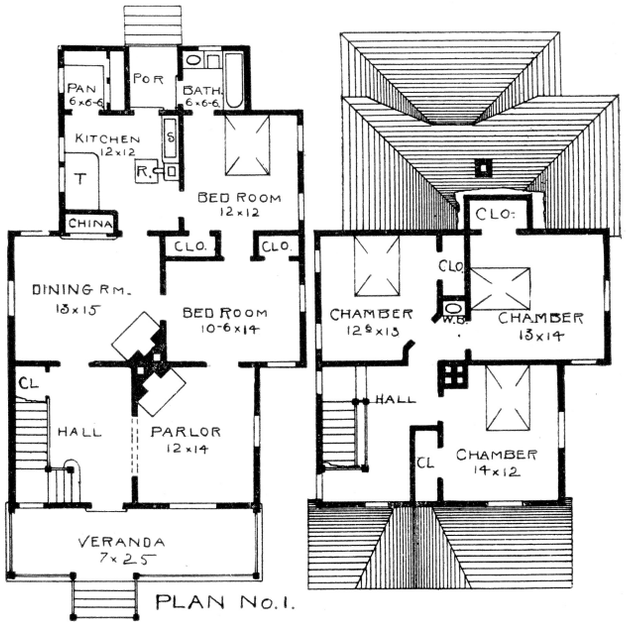
DESIGN No. 41.

Estimated Cost to Build: Either Plan, $1,400 to $1,600.

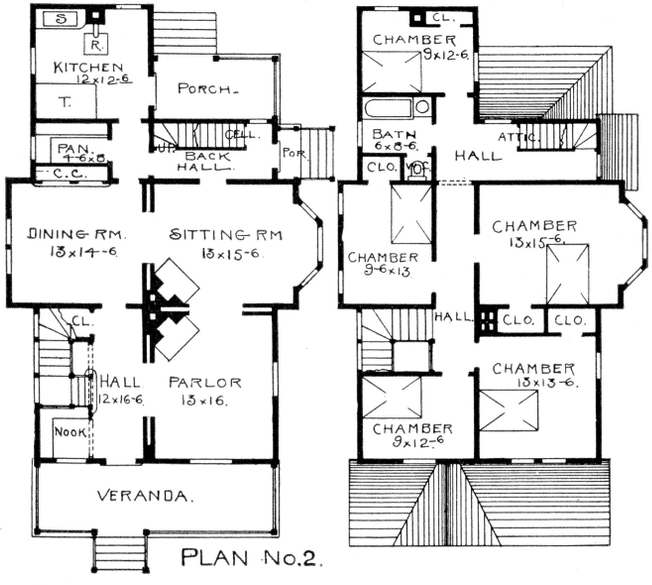
In this design, the front is rather ornamental, the rest being comparatively plain; thus a neat house is obtained at a low cost. One plan is for a seven room house, the other eight. In each there are three nice rooms on the second floor. Cupboards are provided for the kitchen without pantries.

Price of complete plans, with bill of materials, .	$22 50
Price of blue prints, ...	7 50

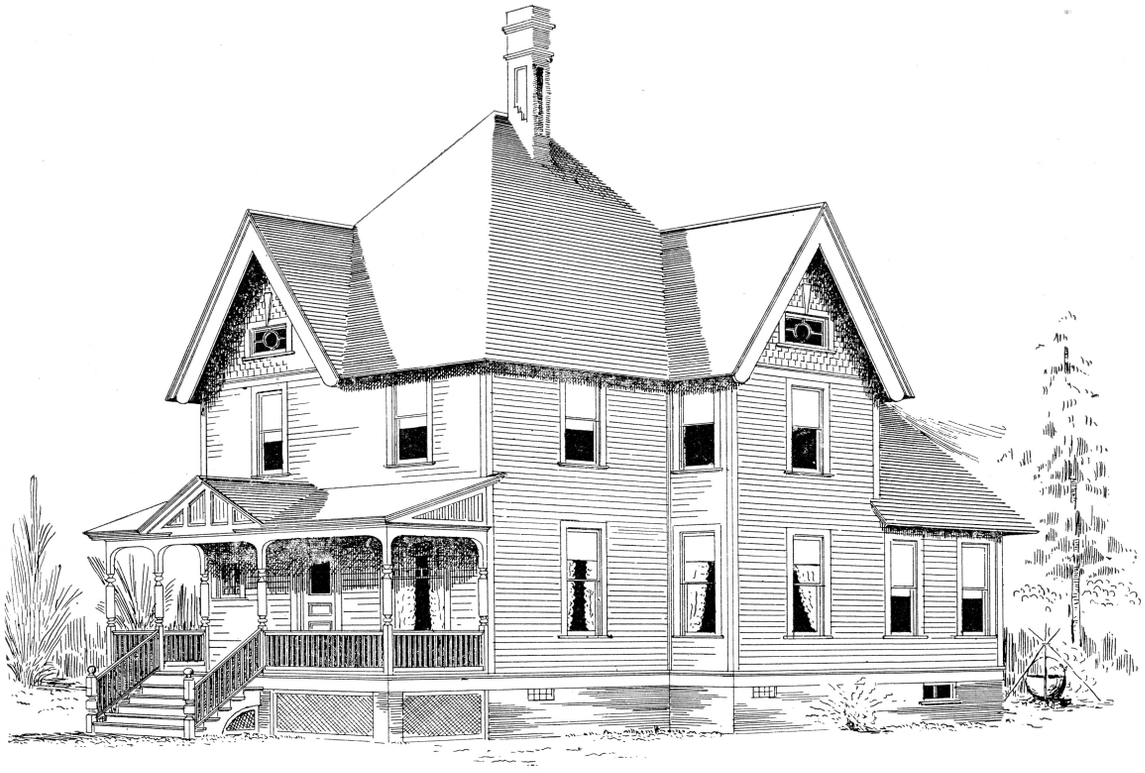
(Regarding Working Drawings, See Page 5.)



SIZE—30½x55 feet. Height of first story, 9 feet; second story, 8 feet.



SIZE—35x57 feet. Height of first story, 10 feet; second story, 9 feet 2 inches.



TWO STORY HOUSE.

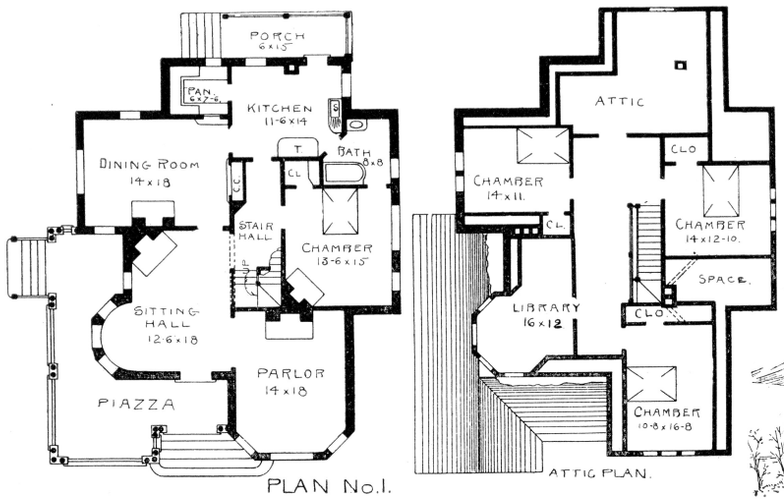
DESIGN No. 42.

Estimated Cost to Build: Plan No. 1, $2,300 to $2,500; Plan No. 2, $3,000 to $3,400.

In this design, our object in Plan No. 1 was to get a good amount of room on first floor, and not so much on the second. Plan No. 2 has the same amount on each floor. The exterior is plain and gives a good deal of room at low cost. Plan No. 2 can have grates added to dining-room, if desired.

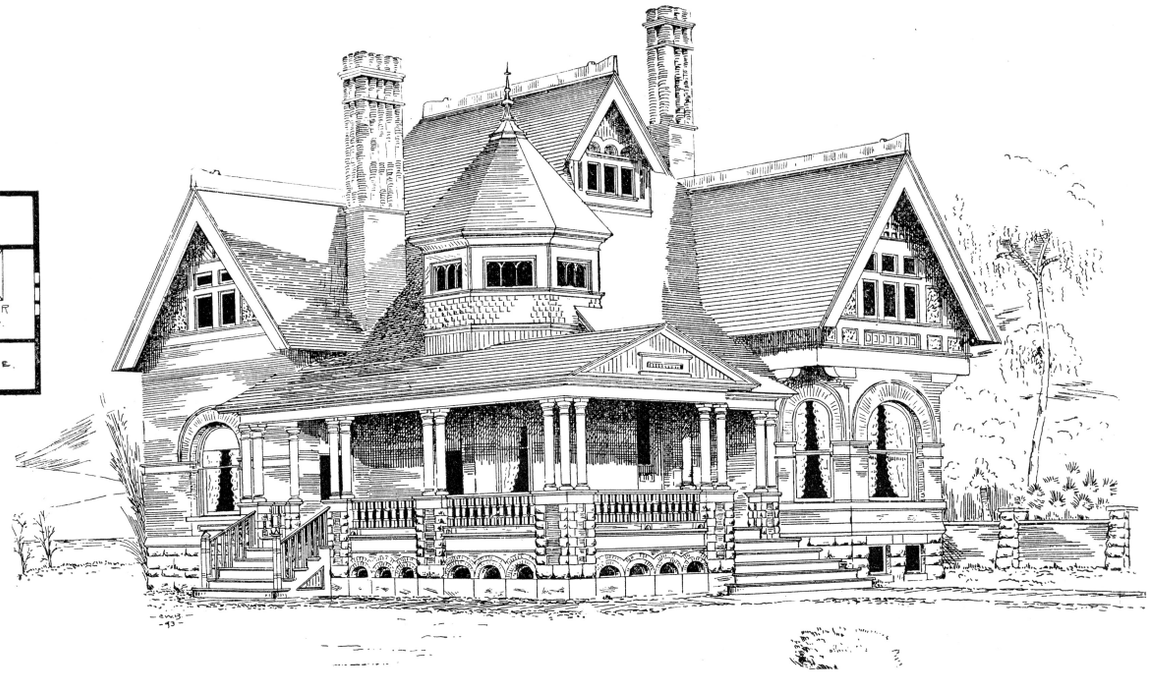
Price of complete plans, with bill of materials, . . . $38 00

(Regarding Working Drawings, See Page 5.)

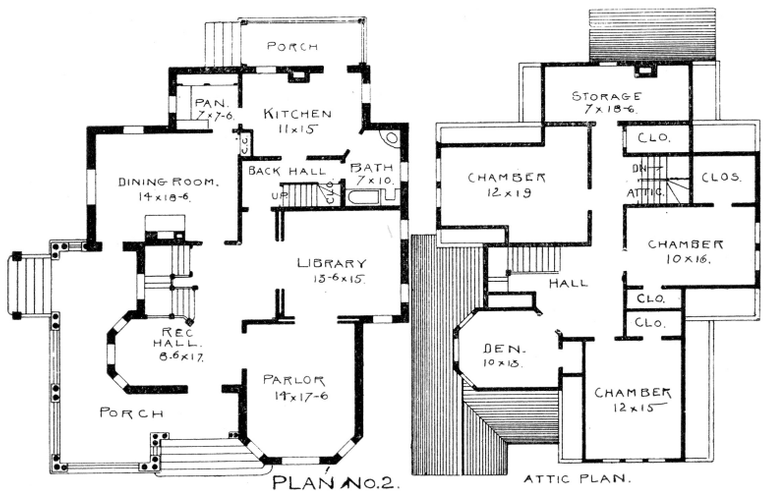


PLAN No. 1.

SIZE—45 feet 4 inches x 56 feet 10 inches. Height of first story, 10 feet; attic, 8½ feet.



ONE STORY HOUSE WITH ATTIC.



PLAN No. 2.

SIZE—46x58½ feet. Height of first story, 10 feet; attic, 9 feet.

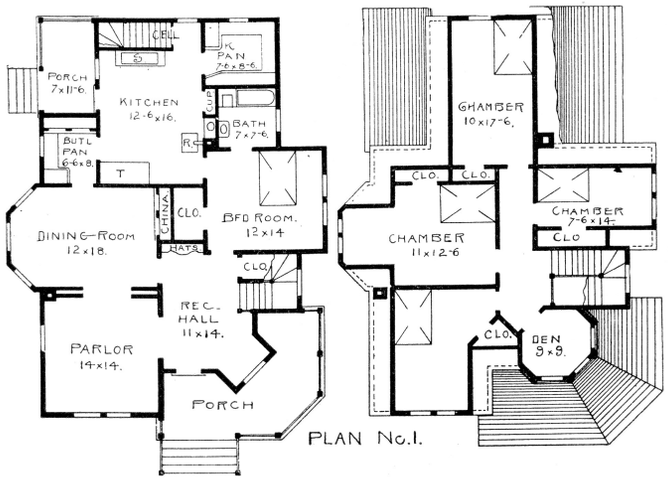
DESIGN No. 43.

Estimated Cost to Build: Plan No. 1, $3,500 to $3,900; Plan No. 2, $3,600 to $4,000.

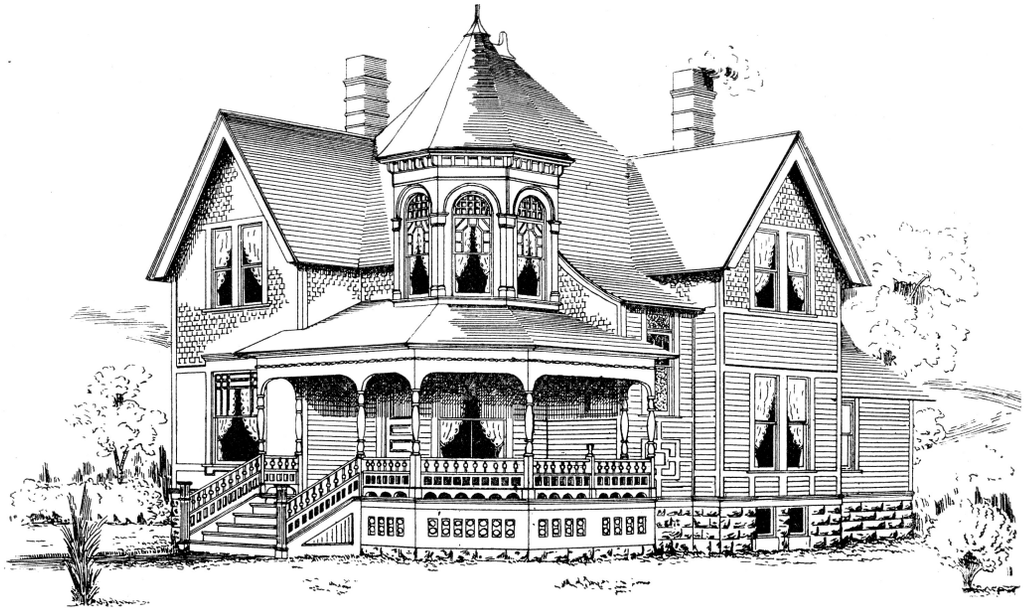
THE design here shown is for a large and quite elaborate one story house, in brick, with stone trimmings, with good rooms in the attic, all well lighted. The gables are paneled and rough cast, something after the English style. Grill design on No. 6, page 66, would go well across the stair opening in hall, in Plan No. 1, and design No. 5 for Plan No. 2. The house could be built in frame for at least $800 less than the above estimate.

Price of complete plans, with bill of materials, . . . $45 00

(Regarding Working Drawings, See Page 5.)



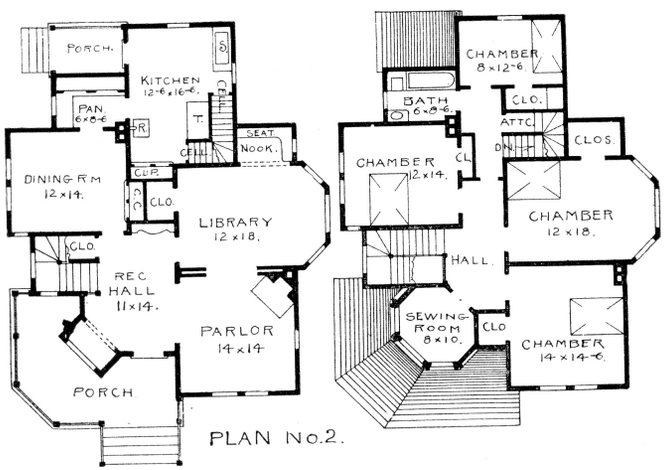
SIZE—39 x 51½ feet. Height of first story, 10 feet; second story, 8 feet 6 inches.



ONE AND ONE-HALF STORY HOUSE.

DESIGN No. 44.

Estimated Cost to Build: Plan No. 1, $2,200 to $2,400; Plan No. 2, $2,500 to $2,800.

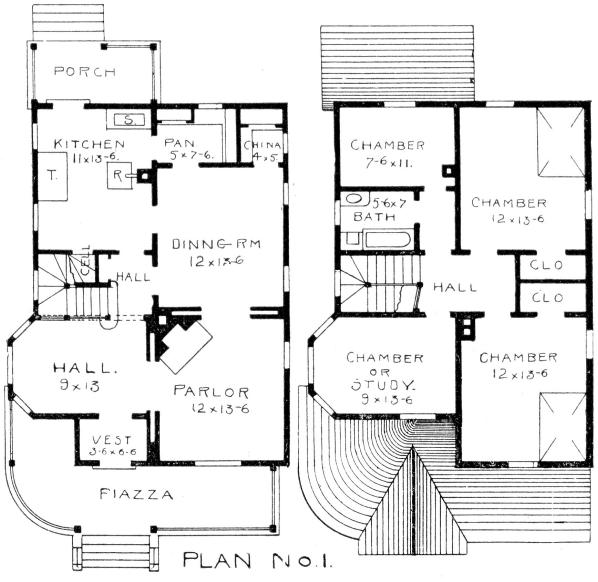


SIZE—39 x 48½ feet. Height of first story, 10 feet; second story, 8 feet 6 inches.

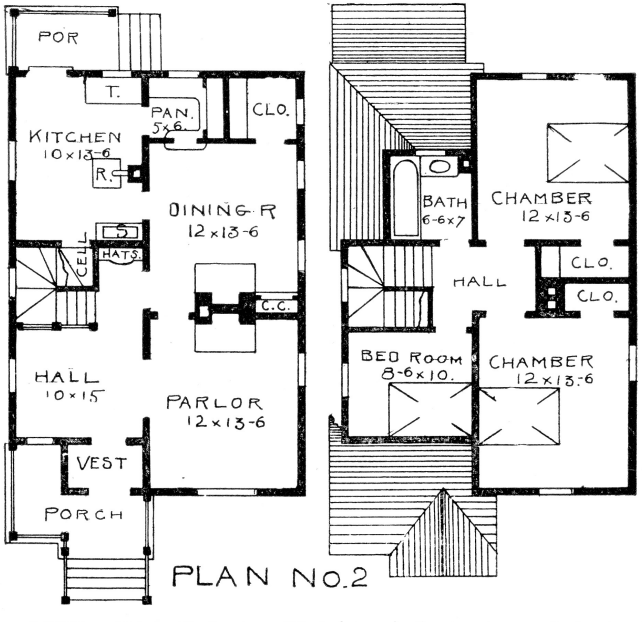
THE above design is for a commodious and well arranged house, with plain exterior, avoiding all ornamental work in order to keep down cost. The tower-room on second floor can be used as a den, library or sewing-room. The house is planned to heat with a furnace, but arrangements are made for stoves, if desired.

Price of complete plans, with bill of materials, ...	$25 00
Price of blue prints, ...	8 50

(Regarding Working Drawings. See Page 5.)



SIZE—27x46 feet. Height of first story, 10 feet; second story, 9 feet 2 inches.



SIZE—23½x43 feet. Height of first story, 9 feet; second story, 8 feet 3 inches.

TWO STORY HOUSE.

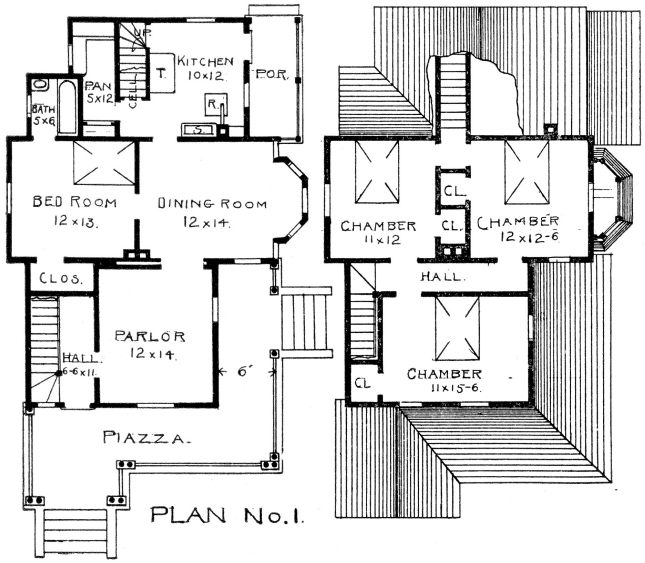
DESIGN No. 45.

Estimated Cost to Build: Plan No. 1, $1,800 to $2,200; Plan No. 2, $1,250 to $1,500.

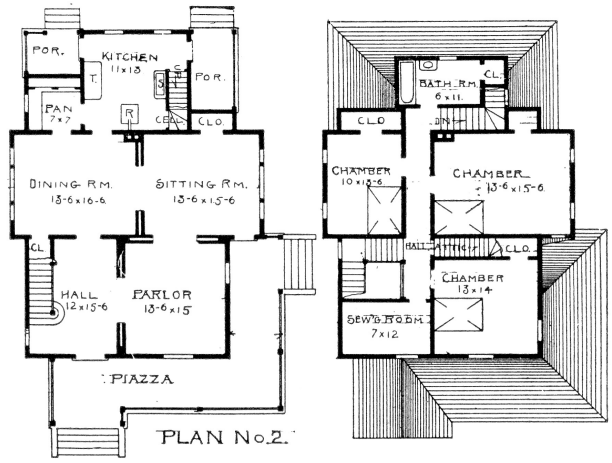
THE hall in this house will be found to be an especially handsome feature, having a nice stairway with a grill arch above it. In Plan No. 1, if the bath-room was placed between the two principal chambers, in place of the two closets and present bath-room added to the chamber, it would be 11 x 13 feet 6 inches in size.

Price of complete plans, with bill of materials, ...	$22 50
Price of blue prints, ...	7 50

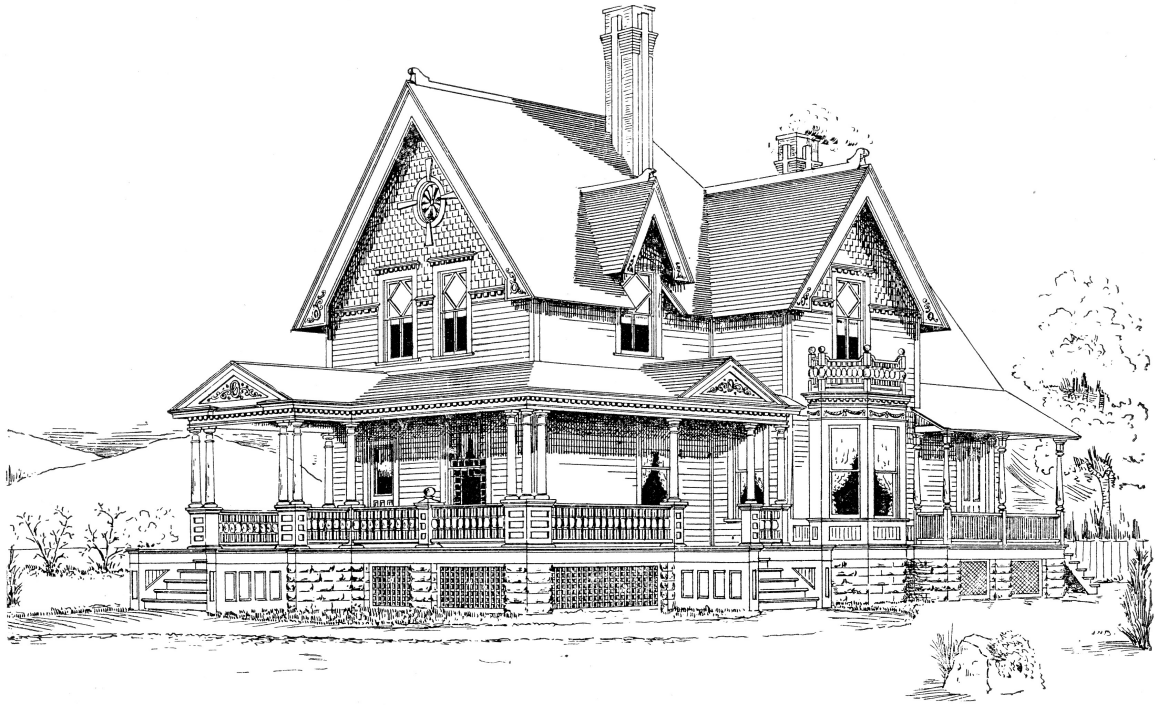
(Regarding Working Drawings, See Page 5.)



SIZE—31½ x 51 feet. Height of first story, 9 feet; second story, 8½ feet.



SIZE—36½ x 52 feet. Height of first story, 9½ feet; second story, 9 feet.



ONE AND ONE-HALF STORY HOUSE.

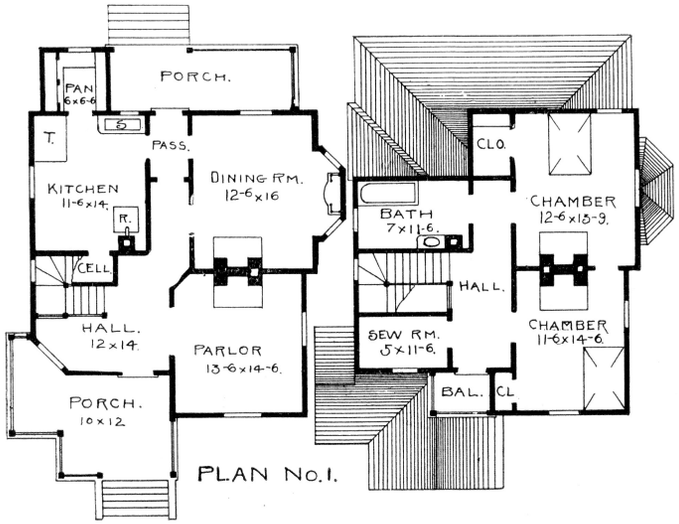
DESIGN No. 46.

Estimated Cost to Build: Plan No. 1, $2,000 to $2,300; Plan No. 2, $2,600 to $2,900.

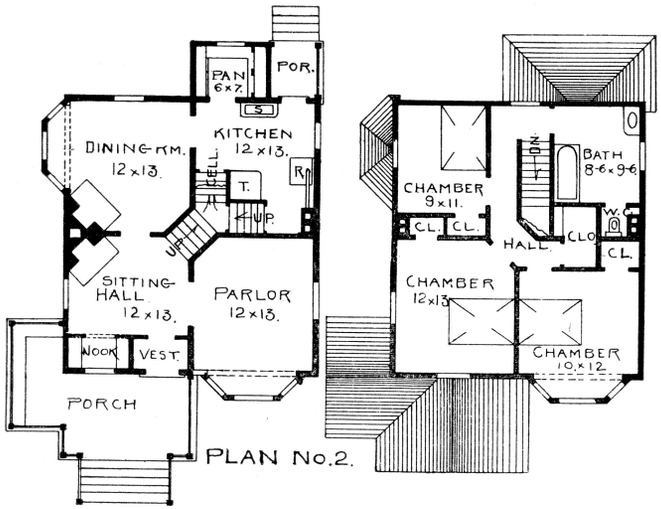
THE above is a handsome design, yet it is made very plain to avoid cost. Plan No. 2 is plainer than No. 1. Each plan has a nice roomy porch, which adds very much to the comfort and beauty of the house. Plan No. 2 has all the principal rooms thrown together in good shape, making it an excellent house for entertainments. Grates can be put in the bed-room and dining-room in Plan No. 1, at a cost of about $100.

Price of complete plans, with bill of materials, ...	$30 00
Price of blue prints, ...	10 00

(Regarding Working Drawings, See Page 5.)



SIZE—36 x 44½ feet. Height of first story, 10 feet; second story, 9 feet 2 inches.



SIZE—31½ x 41½ feet. Height of first story, 9 feet; second story, 8 feet 2 inches.

TWO STORY COTTAGE.

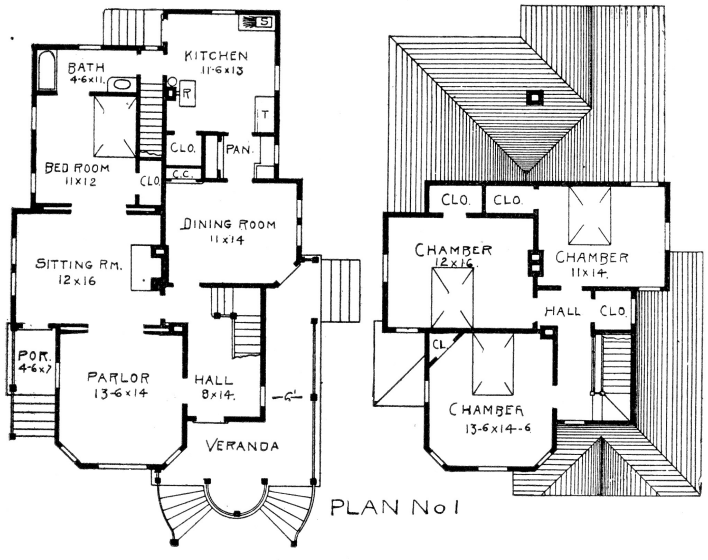
DESIGN No. 47.

Estimated Cost to Build: Plan No. 1, $1,500 to $1,700; Plan No. 2, $1,200 to $1,500.

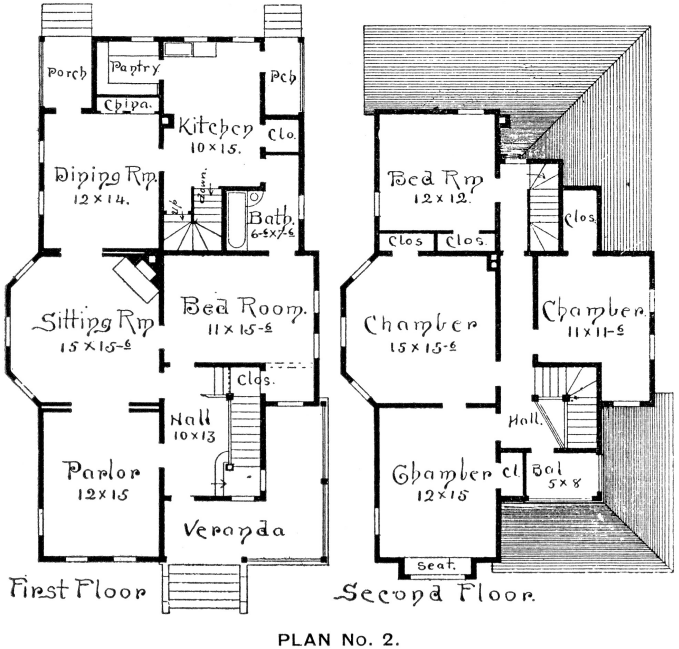
THIS is a plain but neat cottage, with a nice arrangement of rooms for a small family. In Plan No. 1 sliding doors could be placed between hall and parlor, and parlor and dining-room, if preferred; moving the chimney to any other desired location, or omitting it entirely. Plan No. 2 has a unique arrangement of stairs, being inexpensive and requiring very little space. The plan is square, which is always an easy house to build.

Price of complete plans, with bill of materials, ...	$20 00
Price of blue prints, ...	7 00

(Regarding Working Drawings, See Page 5.)



SIZE—33½ x 51 feet. Height of first story, 10 feet; second story, 9 feet 2 inches.



PLAN No. 2.

SIZE—33 x 54 feet. Height of first story, 10 feet; second story, 9 feet 2 inches.

TWO STORY HOUSE.

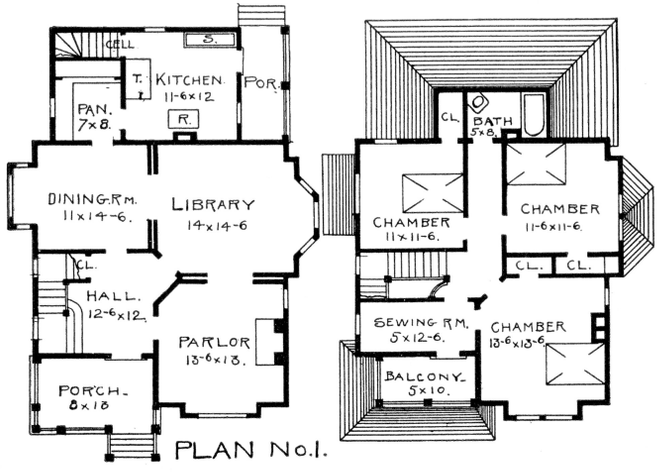
DESIGN No. 48.

Estimated Cost to Build: Plan No. 1, $2,400 to $2,600; Plan No. 2, $3,000 to $3,400.

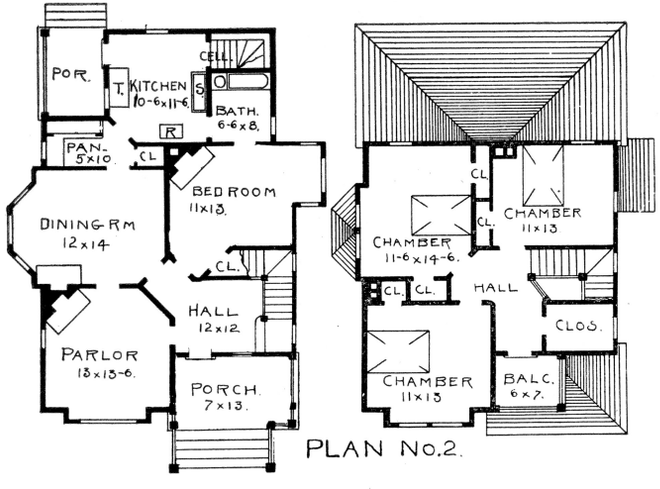
THIS is a plain, substantial house, with five rooms on the first floor, besides hall, bath-room, etc. The winding steps to the front porch may be replaced by straight ones, with a little saving of expense. In Plan No. 1 the bath-room can be made wider, a foot or more, by lengthening the kitchen in the same proportion. The exterior is plain, but there is a handsome plate and stained glass window in front of parlor.

Price of complete plans, with bill of materials, . . . $32 50

(Regarding Working Drawings, See Page 5.)



SIZE—33 x 44 feet. Height of first story, 9 feet; second story, 8 feet 2 inches.



SIZE—33x43 feet. Height of first story, 10 feet; second story, 9 feet 2 inches.

TWO STORY HOUSE.

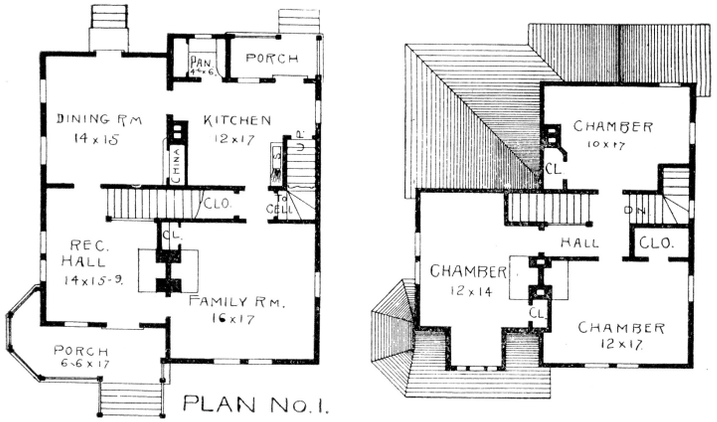
DESIGN No. 49.

Estimated Cost to Build: Plan No. 1, $2,200 to $2,400; Plan No. 2, $2,100 to $2,300.

To any one requiring a compact and convenient home at low cost, we recommend this plan. The first floor has the rooms nicely thrown together, and, if more room is wanted on the second floor, the kitchen could be carried up a little higher, and thus obtain a nice sized apartment. Back stairs can be added, if desired.

Price of complete plans, with bill of materials, ...	$27 50
Price of blue prints, ...	9 00

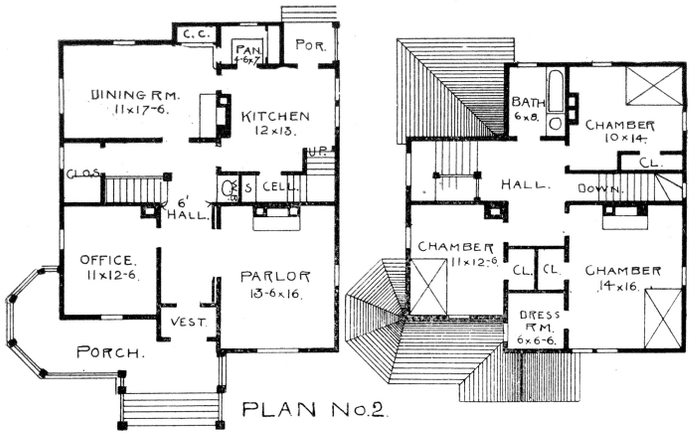
(Regarding Working Drawings, See Page 5.)



PLAN No. 1.

SIZE—36x40 feet. Height of first story, 9 feet; second story, 8 feet 2 inches.

TWO STORY HOUSE.



PLAN No. 2.

SIZE—42x39 feet. Height of first story, 9 feet; second story, 8 feet 2 inches.

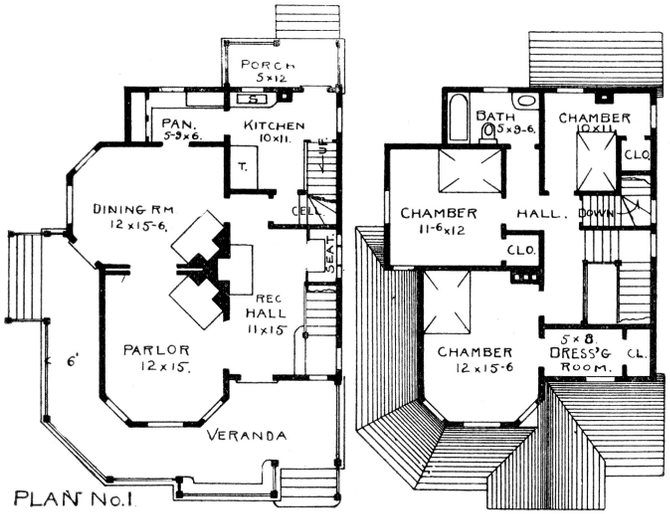
DESIGN No. 50.

Estimated Cost to Build: Plan No. 1, $1,800 to $2,000; Plan No. 2, $2,000 to $2,200.

THE general effect of this design is very striking, as will be seen when built. It was recently erected at Harrodsburgh, Ky. It is a square building on the ground floor, and is not an expensive house. Plan No. 2 has the same outside appearance as Plan No. 1, but differently arranged. The vestibule is added and the porch enlarged.

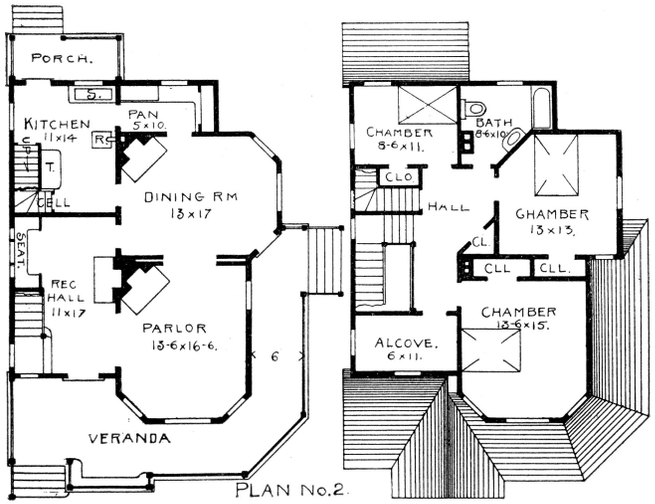
Price of complete plans, with bill of materials, ...	$22 50
Price of blue prints, ...	7 50

(Regarding Working Drawings, See Page 5.)



PLAN No. 1

SIZE—30 x 48 feet. Height of first story, 9½ feet; second story, 9 feet.



PLAN No. 2

SIZE—32 x 50 feet. Height of first story, 10 feet; second story, 9 feet 2 inches.

TWO STORY HOUSE.

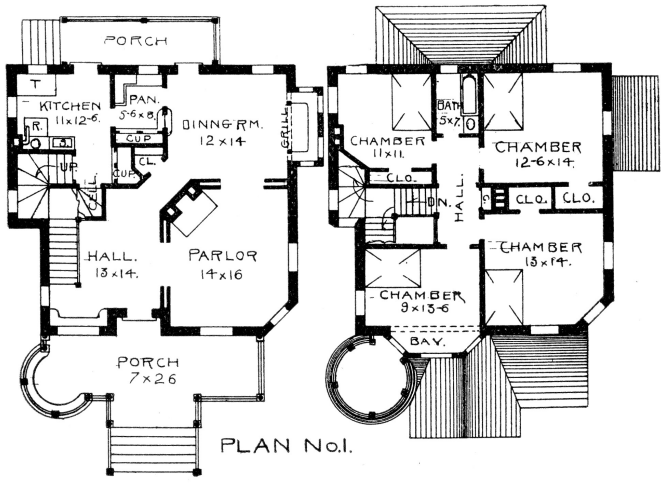
DESIGN No. 51.

Estimated Cost to Build: Plan No. 1, $2,300 to $2,500; Plan No. 2, $2,800 to $3,000.

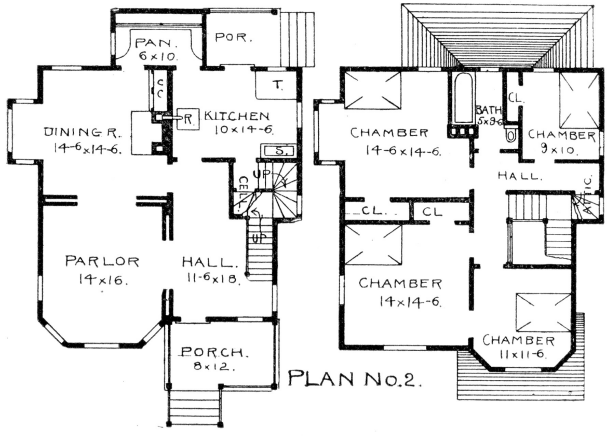
In both plans for the above design there is ample porch room, and both halls are provided with grates, directly in front of which a cozy seat is tucked away under the stairs. See plate of stair design No. 2, page 66. All other features are plainly shown on plans. This is designed to be a model home at low cost.

Price of complete plans, with bill of materials, ... $32 00

(Regarding Working Drawings, See Page 5.)



SIZE—36 x 47 feet. Height of first story, 10 feet; second story, 9 feet 2 inches.



SIZE—33½ x 44 feet. Height of first story, 10 feet; second story, 9 feet 2 inches.

TWO STORY HOUSE.

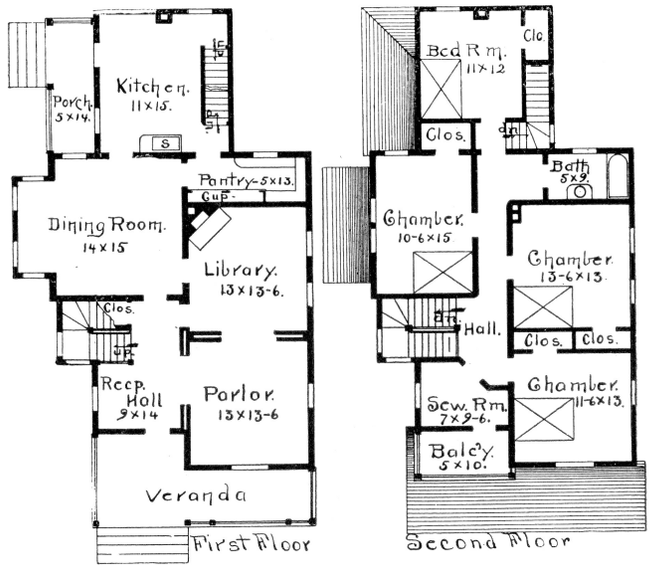
DESIGN No. 52.

Estimated Cost to Build: Plan No. 1, $2,500 to $2,800; Plan No. 2, $1,800 to $2,000.

In the above design, Plan No. 1 is for a brick house, and the price can be made to vary by the quality of the brick used. Plan No. 2 is for a frame house, and is very plain in exterior design, but is a neat house and makes a grand little home for one wanting a house of this character. The plans are arranged for compactness in order to save unnecessary expense.

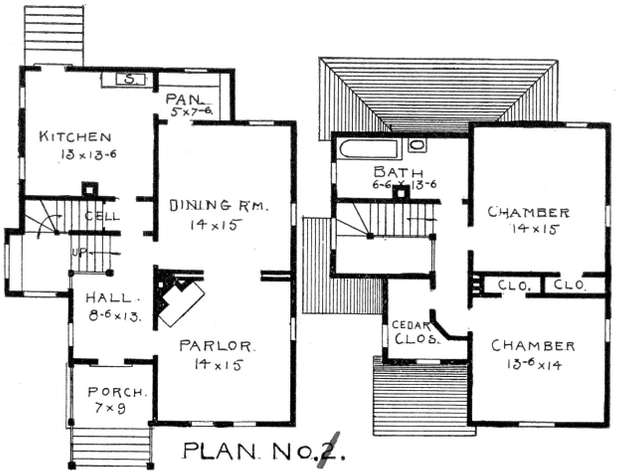
Price of complete plans, with bill of materials, ...	$30 00
Price of blue prints, ...	10 00

(Regarding Working Drawings, See Page 5.)



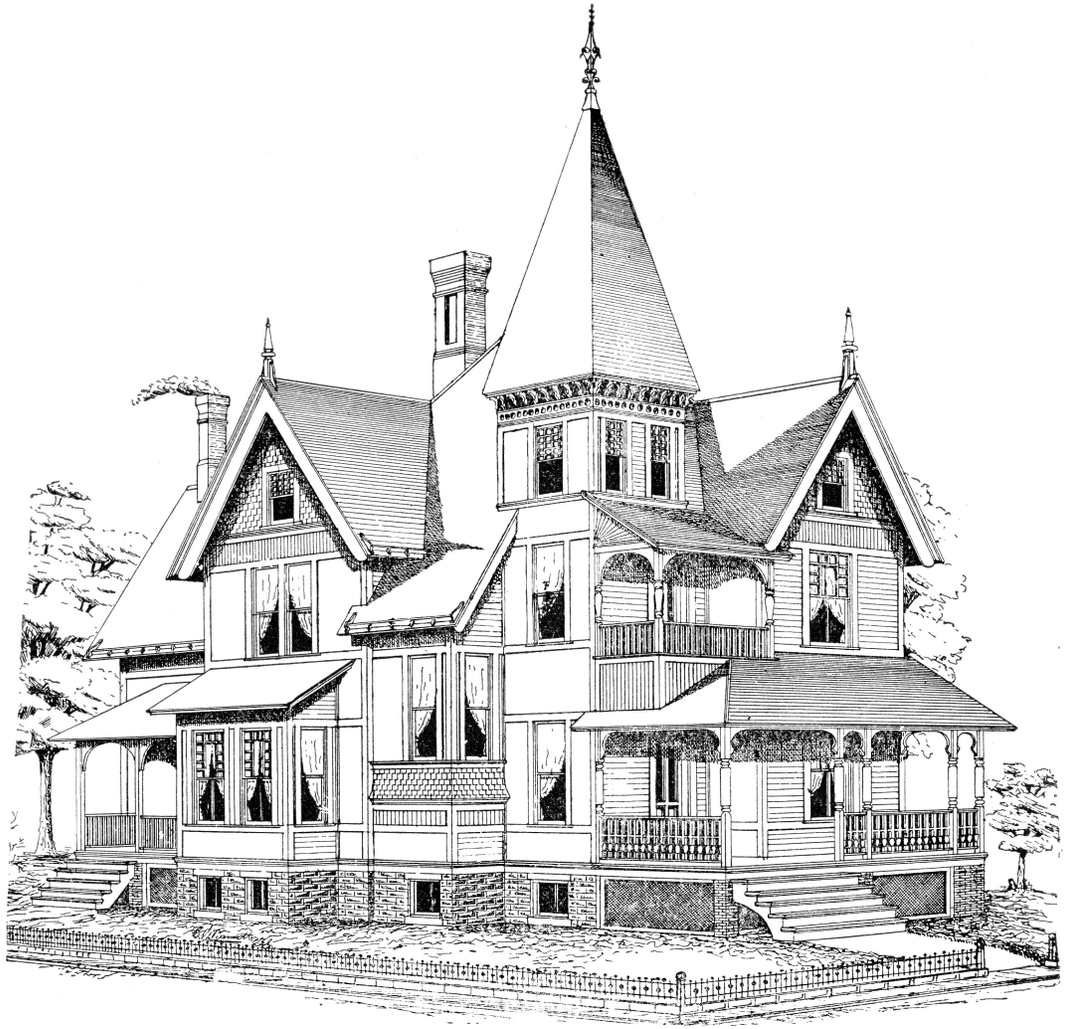
PLAN No. 1

SIZE—29 x 38 feet. Height of first story, 10 feet; second story, 9 feet 4 inches.



PLAN. No. 2.

SIZE—32½ x 56 feet. Height of first story, 10 feet; second story, 9 feet 4 inches.



TWO STORY HOUSE. *Erected from Our Plans at Bay Shore, L. I.*

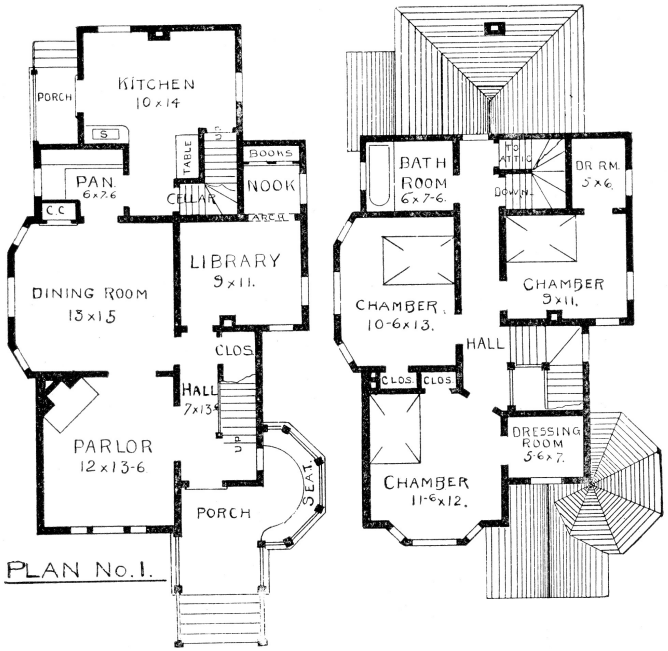
DESIGN No. 53.

Estimated Cost to Build: Plan No. 1, $1,200 to $1,500; Plan No. 2, $2,500 to $2,800.

THIS having been a popular design, we reproduce it in this, our new book. Plan No. 1 does not have the tower, but is similar in design in other respects. This house, though plain, is so broken up and diversified in its outline that it presents a very pleasing effect. A large bay window on library would be a very desirable addition.

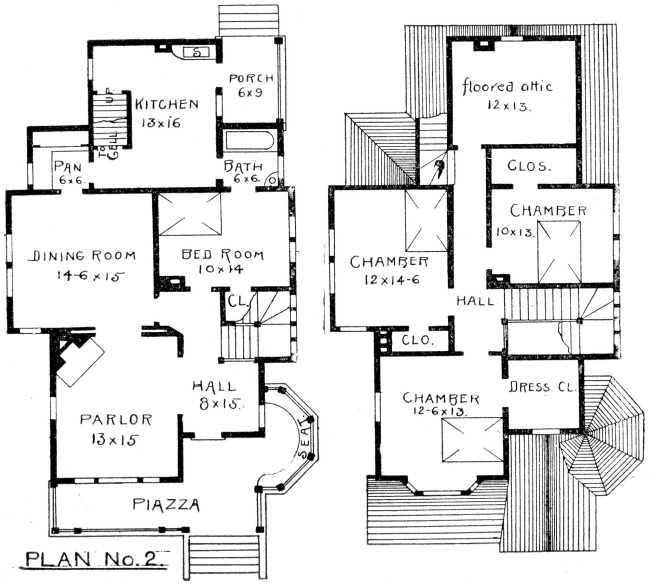
Price of complete plans, with bill of materials, ... $35 00

(Regarding Working Drawings, See Page 5.)



PLAN No. 1.

SIZE—27½ x 52 feet. Height of first story, 9 feet; second story, 8 feet 2 inches.



PLAN No. 2.

SIZE—33 x 53½ feet. Height of first story, 10 feet; second story, 9 feet 2 inches.

TWO STORY HOUSE.

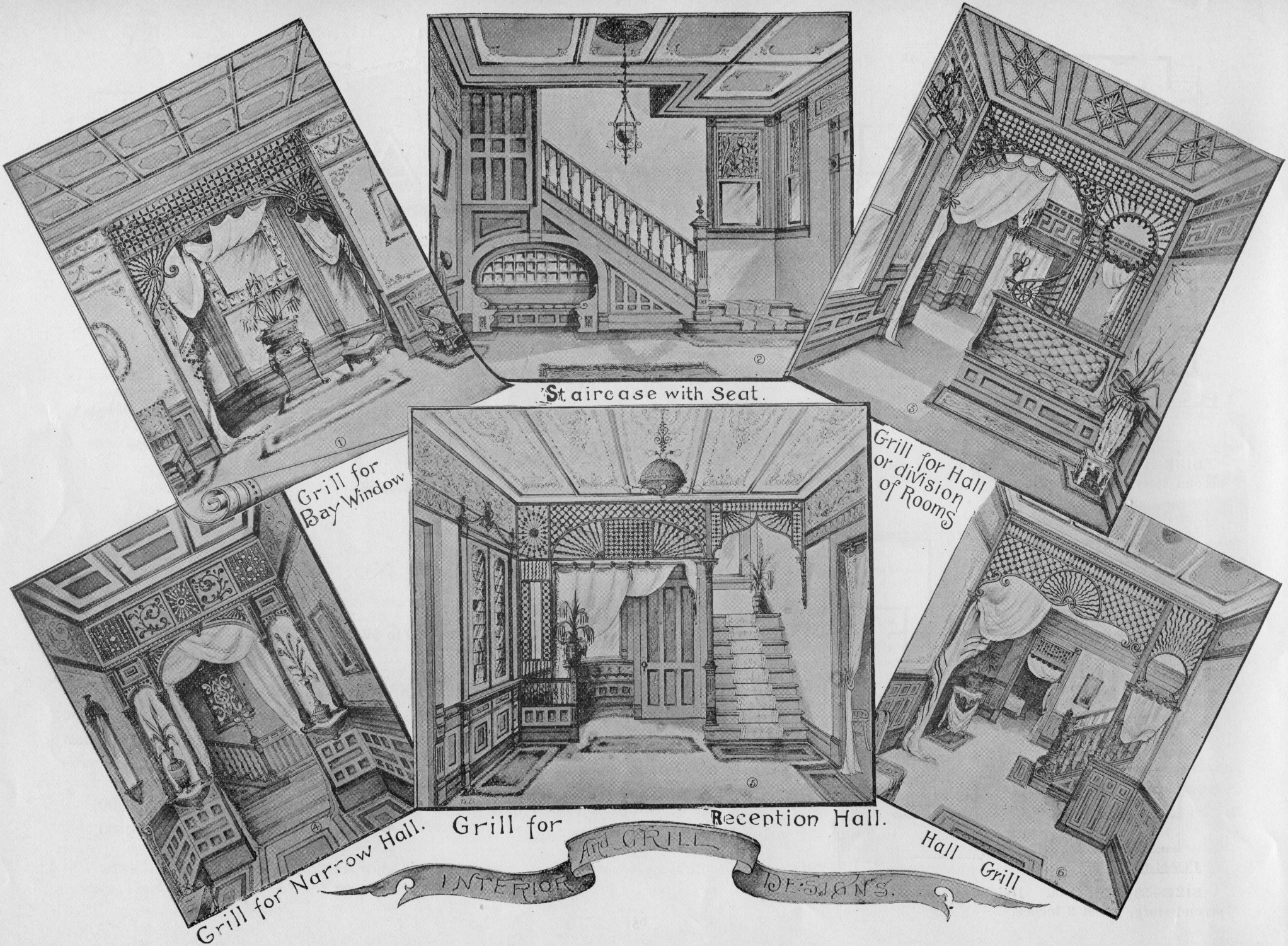
DESIGN No. 54.

Estimated Cost to Build: Plan No. 1, $2,400 to $2,600; Plan No. 2, $2,600 to $2,800.

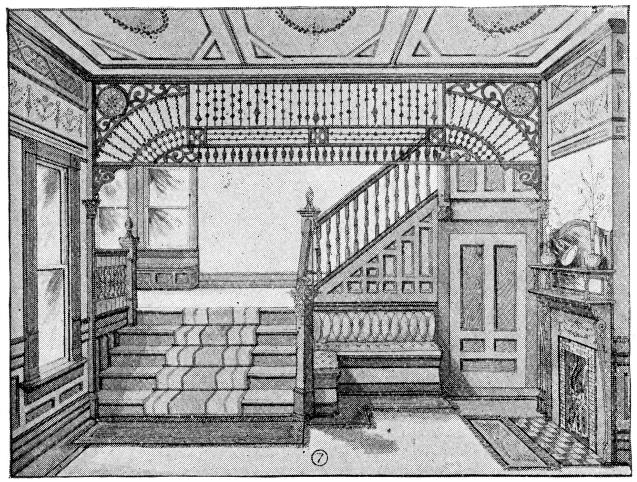
THIS is a beautiful house, arranged with both seven and eight rooms, convenient and compact and of substantial design. It has a neat porch, which every house should have, as it lends much effect to the entire structure. The library in Plan No. 1 may be used as a bed-room, with the nook as a sewing-room or closet.

Price of complete plans, with bill of materials, ...	$30 00
Price of blue prints, ...	10 00

(Regarding Working Drawings, See Page 5.)


Grill for Bay Window
Staircase with Seat.
Grill for Hall or division of Rooms
Grill for Narrow Hall.
Grill for Reception Hall.
Hall Grill
INTERIOR And GRILL DESIGNS.

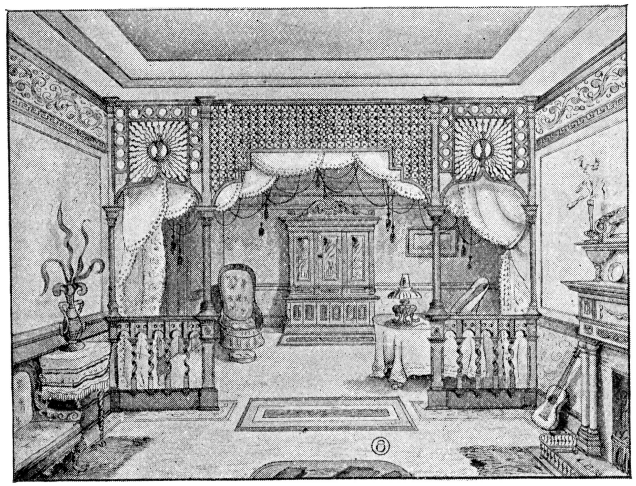
Grill and Stair Designs



Design No. 2 is a stair treatment for hall in house design No. 51.

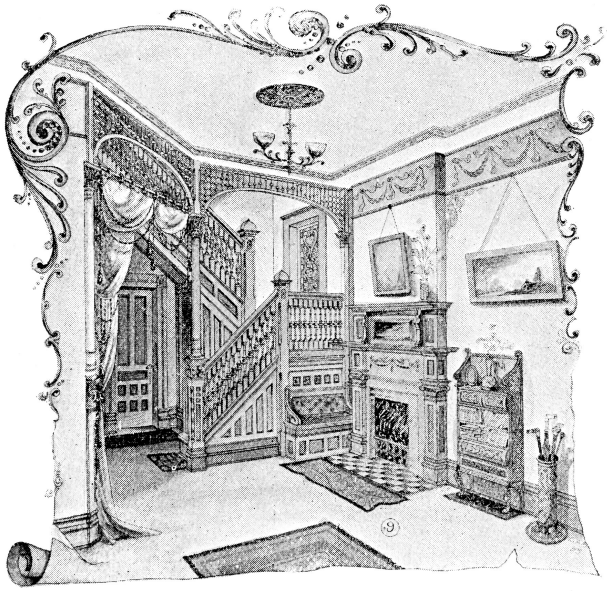
Design No 3 is used for a division of rooms, as shown in house design No. 90, where it divides library from studio.

Designs Nos. 4 and 6 may be used in narrow hall, where it opens into large hall, or other apartment, as shown in house designs Nos. 61 and 79.



The grill designs shown on this and the preceding page are applicable to bay windows, halls or nooks, where such features occur in any of the plans in this book.

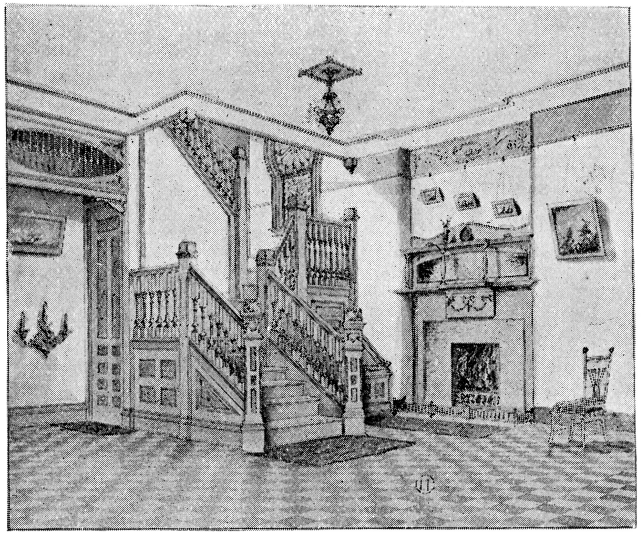
Design No. 1 is for bay or other opening from 5 to 8 feet wide.



Design No. 8 is for division of rooms, or as in dining-room in house design No. 84.

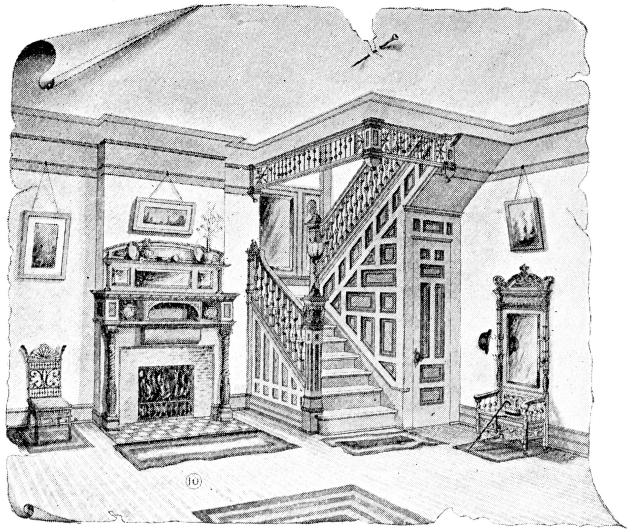
No. 9 shows grill and stair-case in house design No. 65.

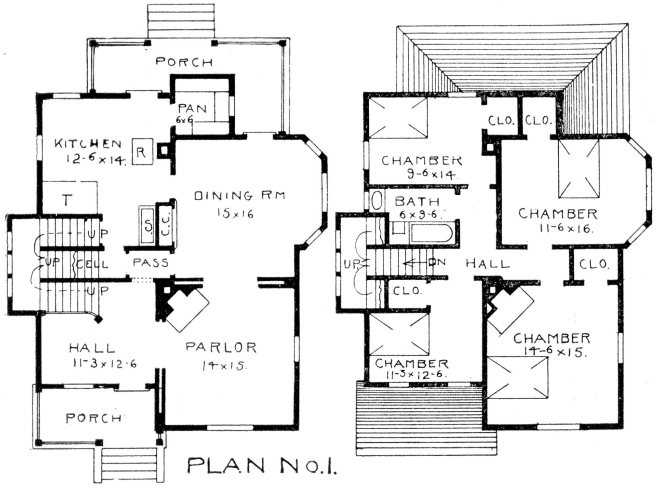
No. 10 shows stair-case in hall of house design No. 77, and No. 11 stair-case in design No. 76.



Design No. 5 shows a treatment for stairs and grill across nook in hall, as shown in house design No. 87, but would apply to many of the designs in this book.

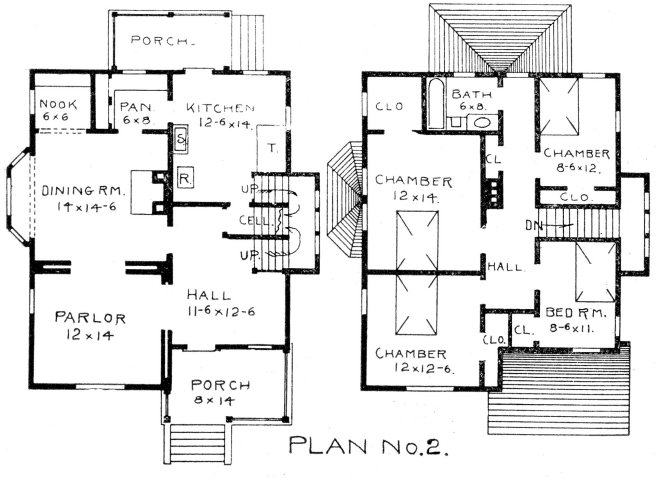
No. 7 is used for dividing stairs from main hall, and may be used in any place having a wide span.





PLAN No. 1.

SIZE—34¾ x 45½ feet. Height of first story, 10 feet; second story, 9 feet 2 inches.



PLAN No. 2.

SIZE—34½ x 42 feet. Height of first story, 10 feet; second story, 9 feet 2 inches.

TWO STORY HOUSE.

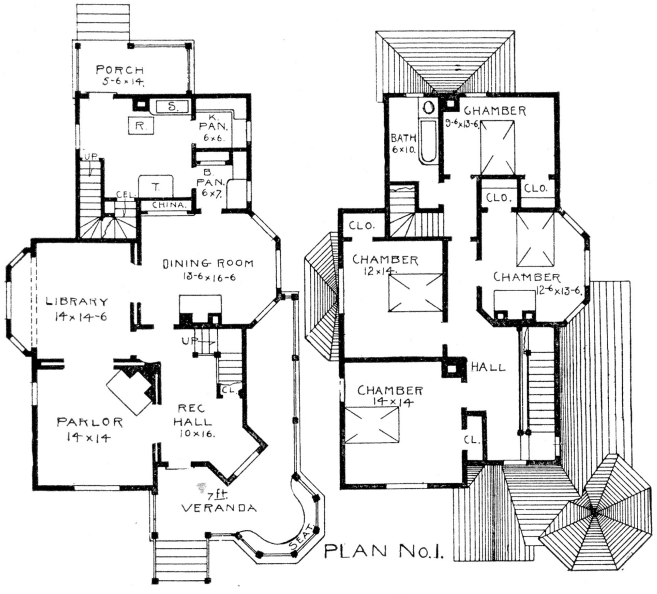
DESIGN No. 55.

Estimated Cost to Build: Plan No. 1, $2,500 to $2,800; Plan No. 2, $2,300 to $2,600.

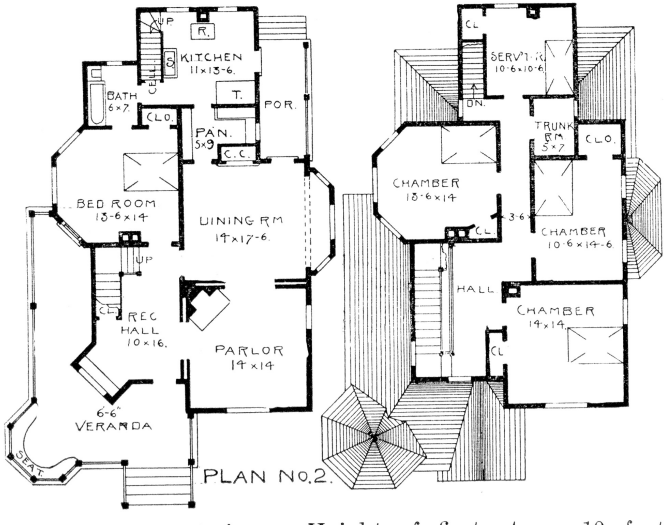
THIS house was designed with a view to economy, at the same time to have a good amount of room, and all nicely arranged. The arrangement of the union stairway is unique and handsome, affording front, back and cellar stairs all in the same space; and the second floor is all that could be desired for a house of this size. It is intended to heat the house by a furnace, but chimneys can be added for stoves, if desired.

Price of complete plans, with bill of materials, ... $30 00
Price of blue prints, ... 10 00

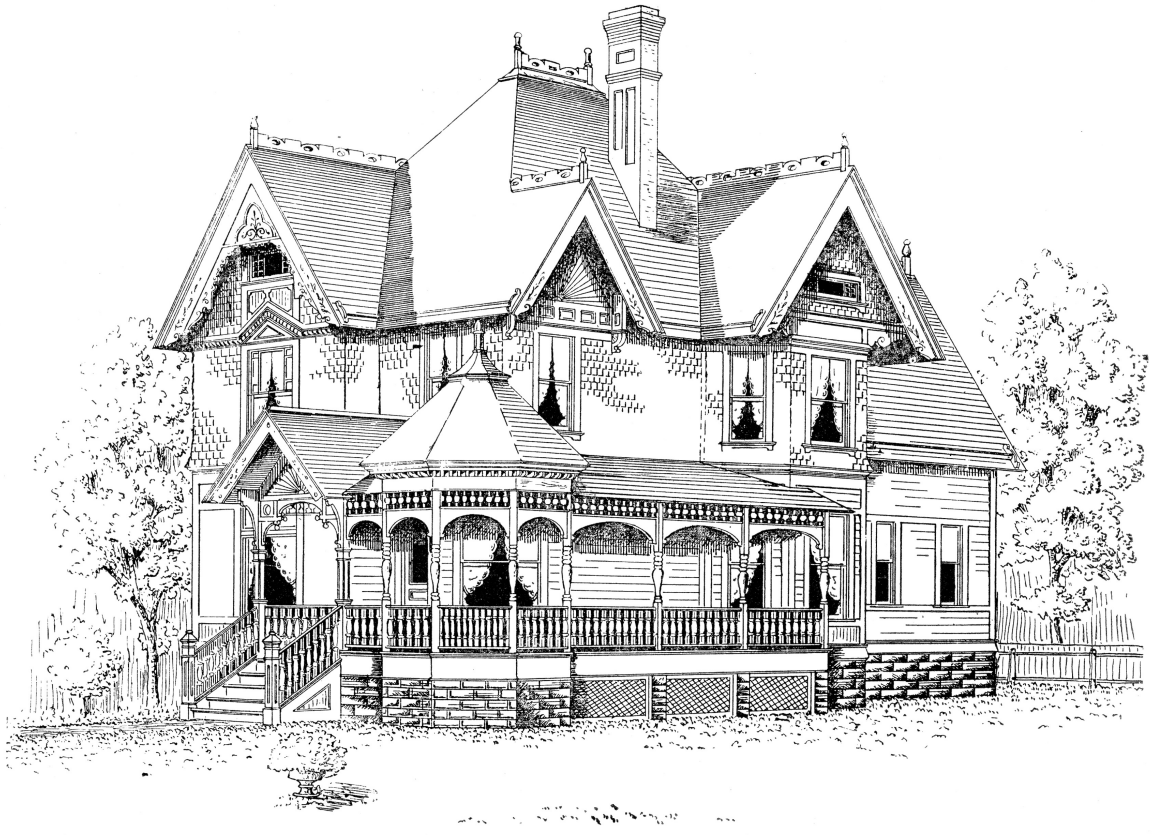
(Regarding Working Drawings, See Page 5.)



SIZE—39 x 61 feet. Height of first story, 10 feet; second story, 9 feet 2 inches.



SIZE—39 x 56 feet. Height of first story, 10 feet; second story, 9 feet 2 inches.



TWO STORY HOUSE.

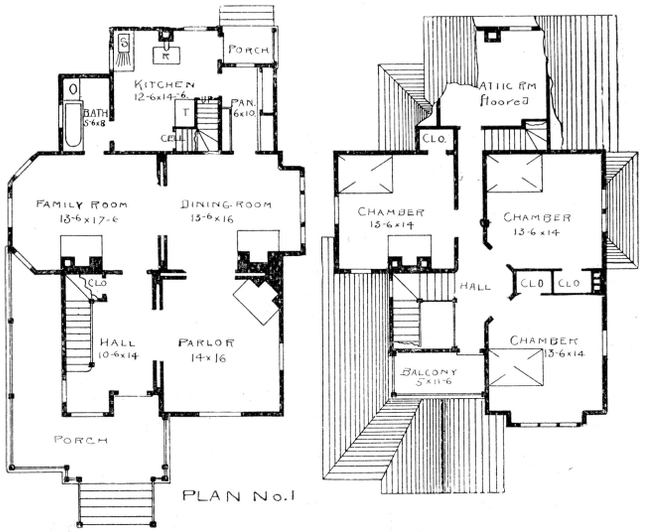
DESIGN No. 56.

Estimated Cost to Build: Plan No. 1, $2,700 to $3,000; Plan No. 2, $2,400 to $2,700.

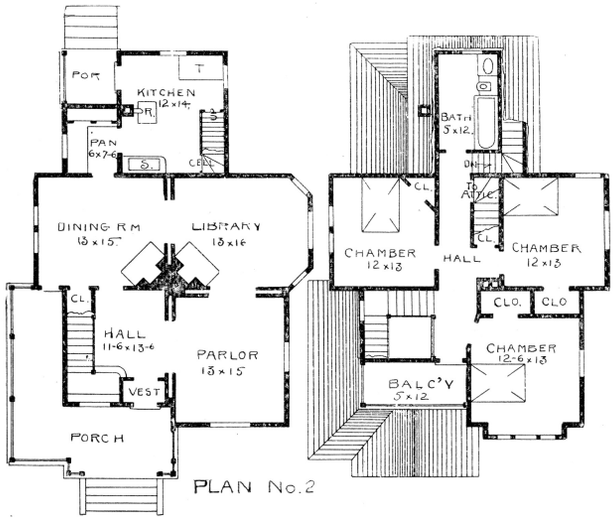
THIS house was recently erected in Knoxville, Tenn., and is highly satisfactory, both for convenience and general appearance. There is a handsome plate and stained glass window in parlor, which is 54 inches wide. The wide window in angle bay in hall is also an artistic feature where an oblique view is required. Plan No. 2 has a bed-room and bath-room on first floor, which will meet the approval of many.

Price of complete plans, with bill of materials, ... $32 50

(Regarding Working Drawings, See Page 5.)



SIZE—35½x54 feet. Height of first story, 10 feet; second story, 9 feet 2 inches.



SIZE—36x50½ feet. Height of first story, 10 feet; second story, 9 feet 2 inches.

TWO STORY HOUSE.

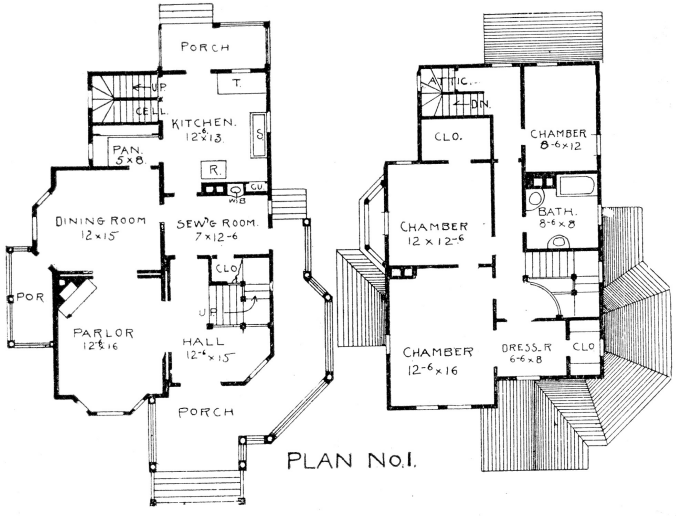
DESIGN No. 57.

Estimated Cost to Build: Plan No. 1, $3,200 to $3,500; Plan No. 2, $3,000 to $3,300.

THIS house has been built several times, always giving satisfaction, and makes a better looking house than is possible to show in our illustration. The attic room over kitchen, in Plan No. 1, is amply high for servant's room, and the price given includes plastering and finishing in paint for a room of that kind.

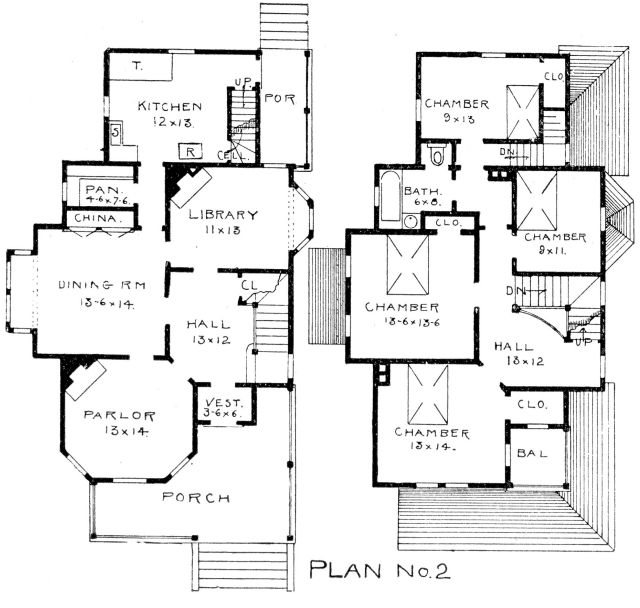
Price of complete plans, with bill of materials, ... $40 00

(Regarding Working Drawings, See Page 5.)



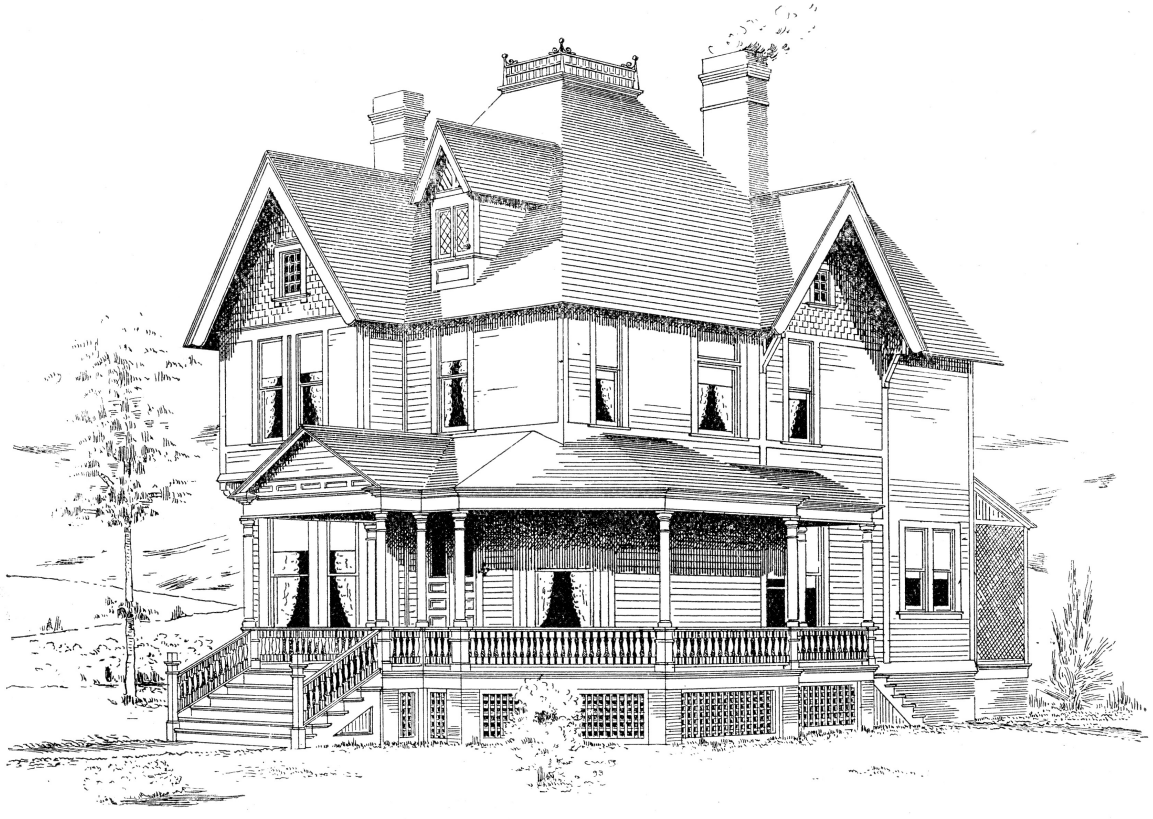
PLAN No. 1.

SIZE—39 x 53 feet. Height of first story, 10 feet; second story, 9 feet 2 inches.



PLAN No. 2

SIZE—32½ x 53 feet. Height of first story, 10 feet; second story, 9 feet 2 inches.



TWO STORY HOUSE.

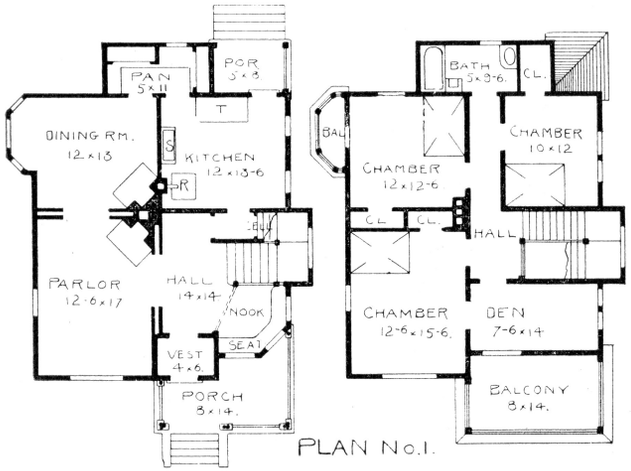
DESIGN No. 58

Estimated Cost to Build: Plan No. 1, $2,300 to $2,500; Plan No. 2, $2,700 to $3,000.

MODERN taste and requirements call for the most artistic in plan and exterior design of even homes of moderate cost, which demands we have tried to meet in this, as well as in all of our plans. Plan No. 1 has all the requirements in arrangement demanded by a lady of refinement and taste, who furnished the sketches from which these plans were made. The sewing-room, being near the kitchen and dining-room, was a special feature in the plan. Plan No. 2 has a nice library, which can be used as a bed-room, if desired.

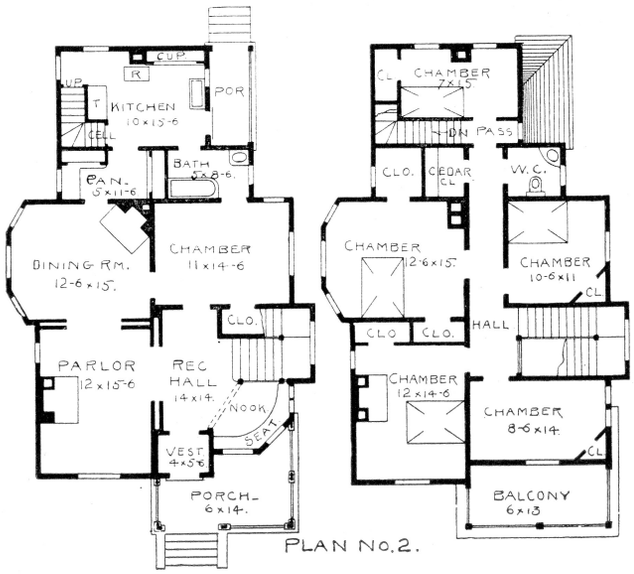
Price of complete plans, with bill of materials, ...	$35 00
Price of blue prints, ...	10 00

(Regarding Working Drawings, See Page 5.)



PLAN No. 1.

SIZE—34 x 42½ feet. Height of first story, 10 feet; second story, 9 feet.



PLAN No. 2.

SIZE—33½ x 52 feet. Height of first story, 10 feet; second story, 9 feet.

TWO STORY HOUSE.

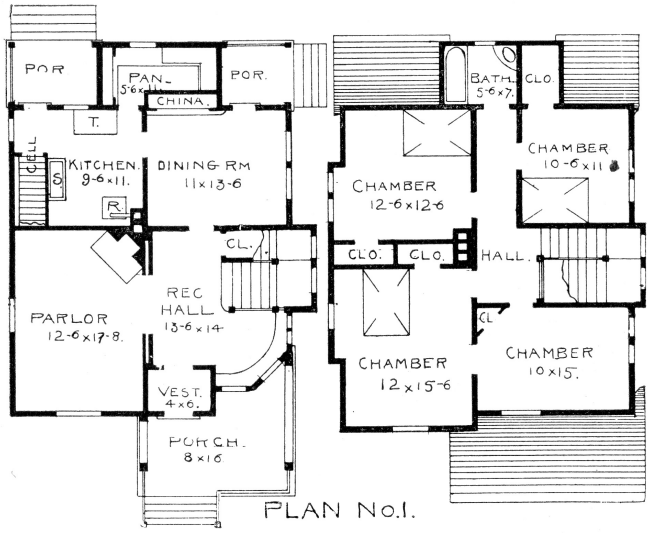
DESIGN No. 59

Estimated Cost to Build: Plan No. 1, $2,300 to $2,600; Plan No. 2, $3,200 to $3,500.

THE above design and the one on the following page are made from the same floor plan, but of different style in exterior design. The style is Colonial in each case. Four different floor plans are given to the two designs. Either design will look 50 per cent. better when built than they can show in any picture. Either style of house can be had for any of the four sets of plans given. State which is wanted in ordering plans.

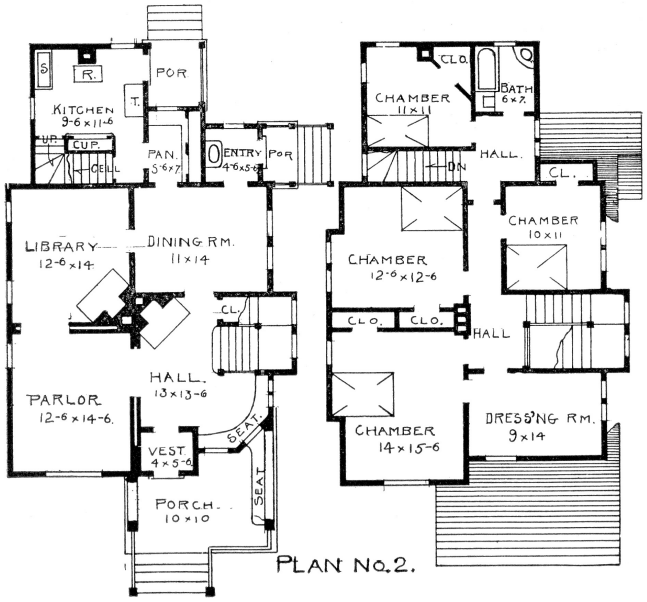
Price of complete plans, with bill of materials, ... $35 00

(Regarding Working Drawings, See Page 5.)



PLAN No.1.

SIZE—30½ x 44½ feet. Height of first story, 9 feet; second story, 8 feet 2 inches.



PLAN No.2.

SIZE—30½ x 53 feet. Height of first story, 10 feet; second story, 9 feet 2 inches.

TWO STORY HOUSE.

DESIGN No. 60.

Estimated Cost to Build: Plan No. 1, $2,200 to $2,400; Plan No. 2, $3,000 to $3,300.

THIS and the preceding design are styles very much admired by many, and when treated to a harmonious combination of stains and paints, they are artistic and have many other admirable features. They are both durable and warm. The porch and reception hall form special features of the plan, and in connection with all other rooms conveniently arranged, it makes a very desirable house.

Price of complete plans, with bill of materials, ... $35 00

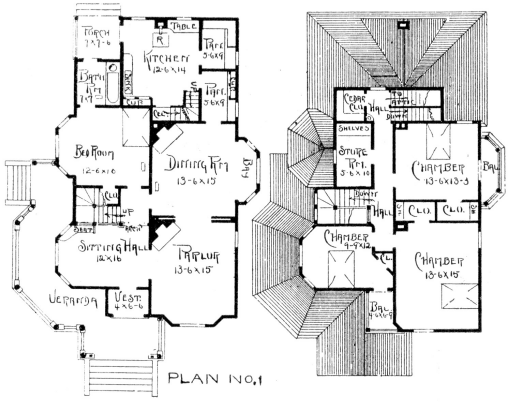
(Regarding Working Drawings, See Page 5.)

SIZE

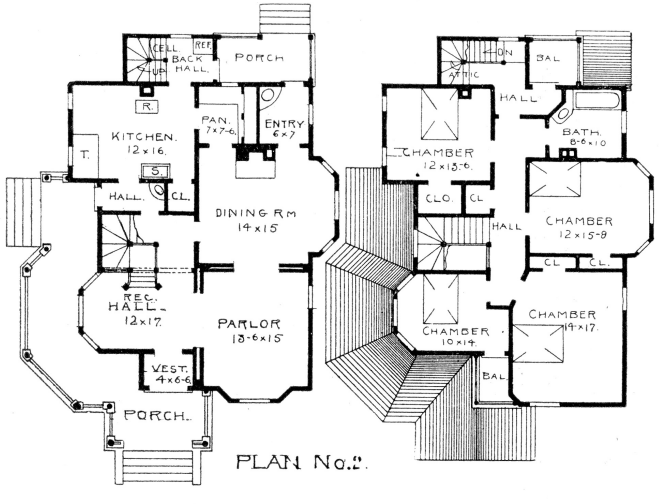
Plan No. 1—39x55 feet. Height of first story, 10 feet; second story, 9 feet 2 inches.

Plan No. 2—41x53 feet. Height of first story, 10 feet; second story, 9 feet 2 inches.

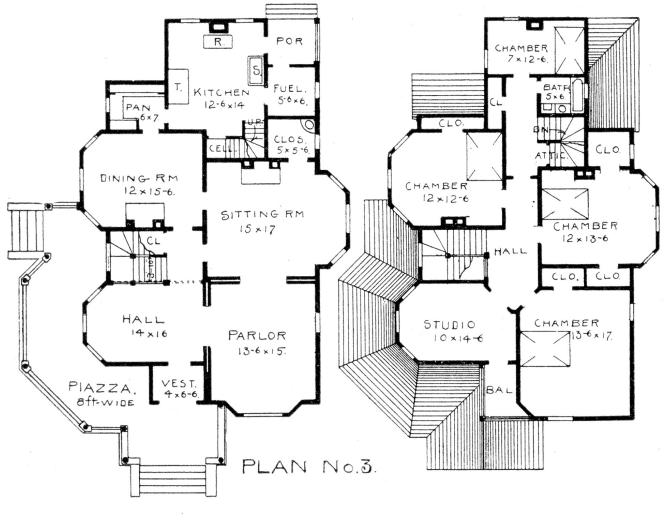
Plan No. 3—41x57½ feet. Height of first story, 10 feet; second story, 9 feet 2 inches.



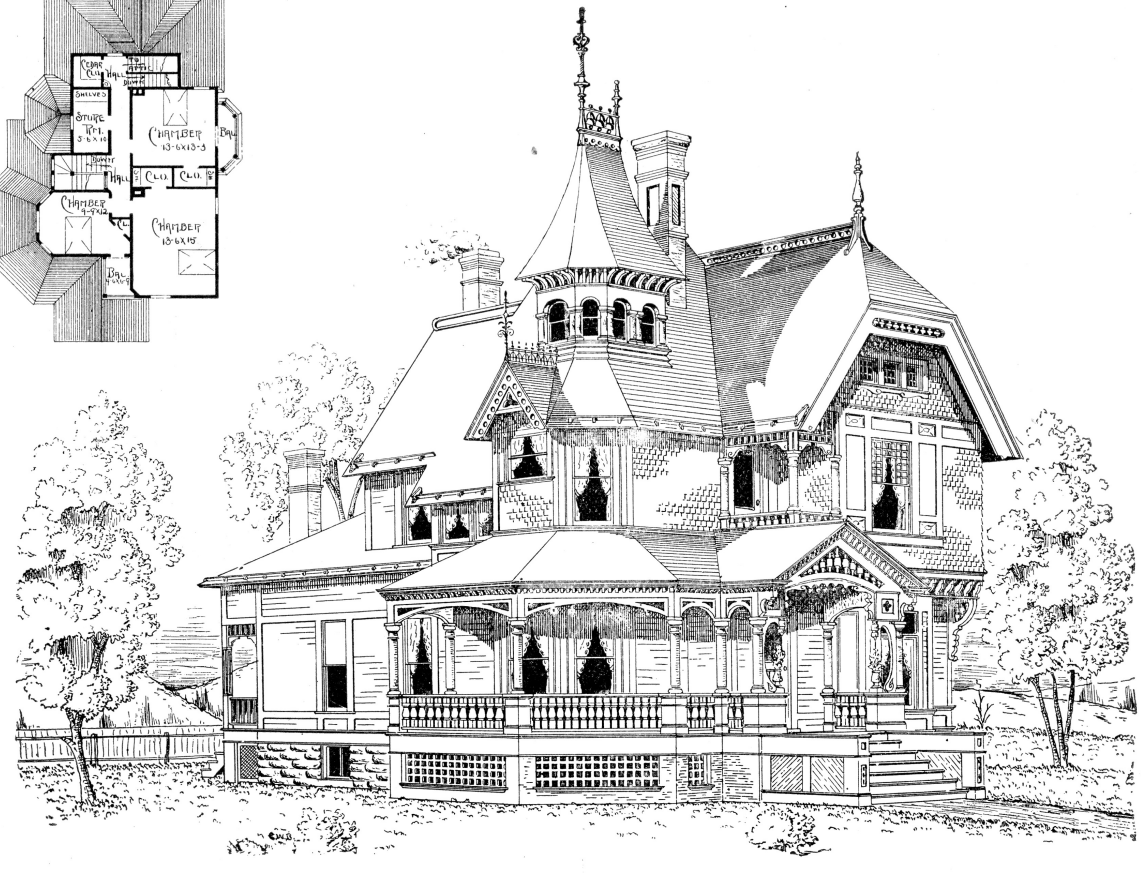
PLAN No.1



PLAN No.2.



PLAN No.3.



TWO STORY HOUSE.

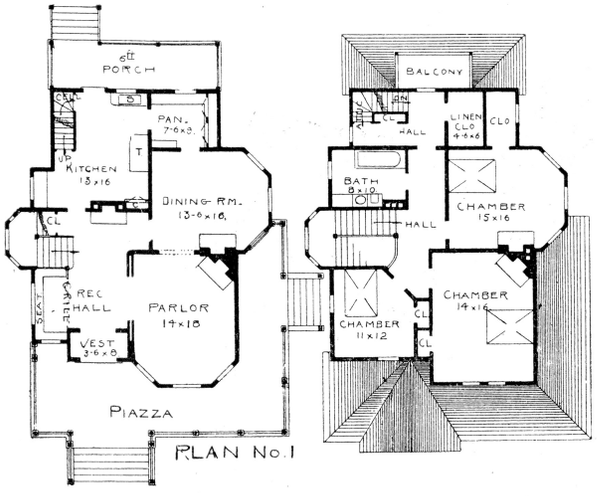
DESIGN No. 61.

Estimated Cost to Build: Plan No. 1, $3,500 to $3,800; Plan No. 2, $3,000 to $3,400; Plan No. 3, $3,700 to $4,000.

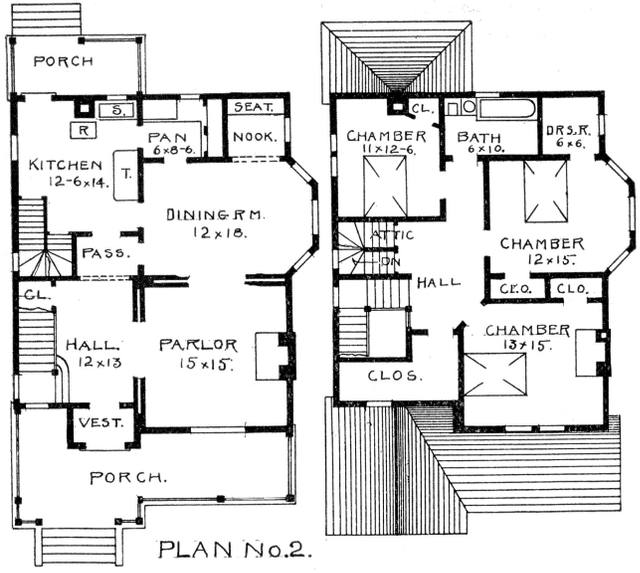
THIS design contains many Romanesque ideas, is handsome, massive and durable, and of such character that it stands out bold and individualized among all other buildings. This house was recently erected in Knoxville, for Mr. I. B. Ziegler, and has given him great satisfaction. Grill design, either No. 5 or No. 6, could be used in the hall with beautiful effect. See grill design No. 6, page 66.

Price of complete plans, with bill of materials, ... $40 00

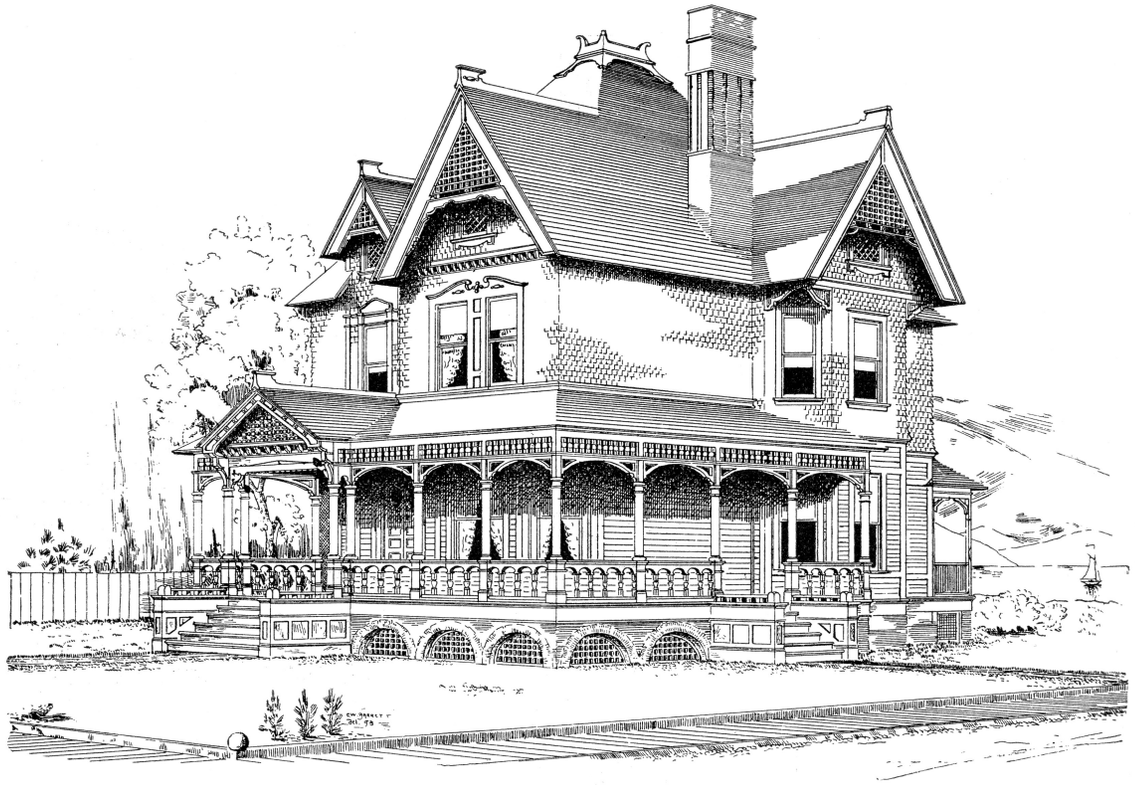
(Regarding Working Drawings, See Page 5.)



SIZE--39 x 55 feet. Height of first story, 10 feet; second story, 9 feet.



SIZE—32 x 51 feet. Height of first story, 10 feet; second story, 9 feet.



TWO STORY HOUSE.

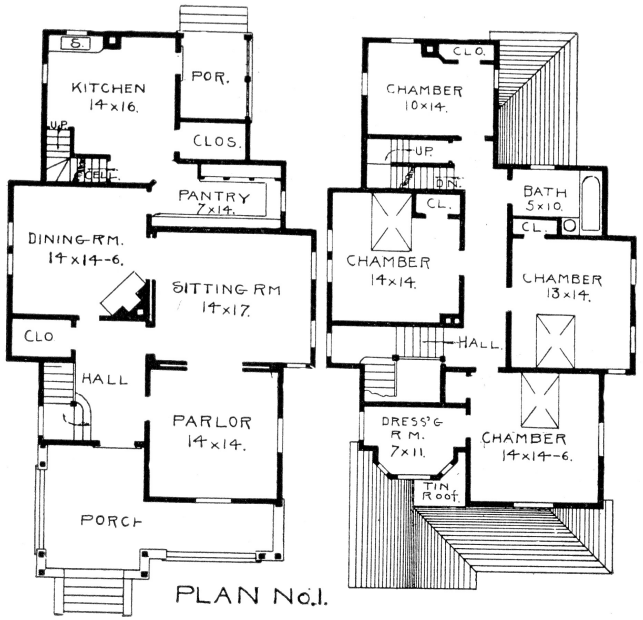
DESIGN No. 62.

Estimated Cost to Build: Plan No. 1, $2,800 to $3,100; Plan No. 2, $2,300 to $2,600.

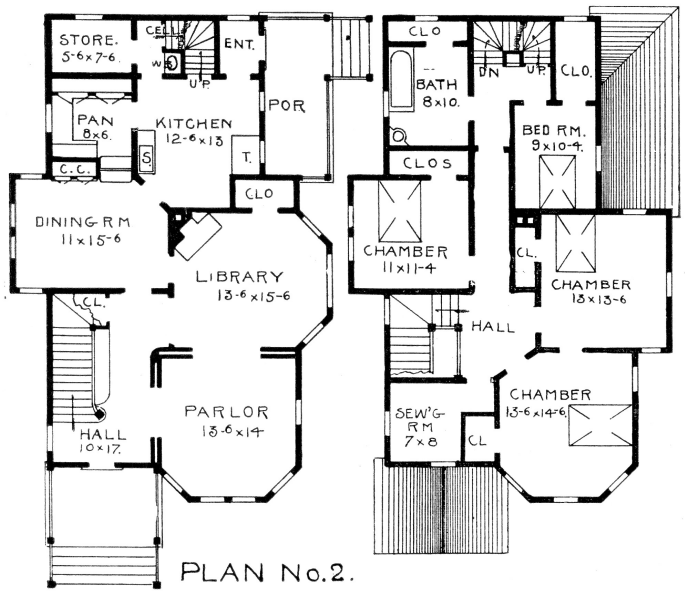
THE veranda in this plan is the main feature of the design, being unusually artistic and imposing, but the picture fails to give it the effect it should have. The hall is large and roomy and an artistic feature of the house. All other parts, both interior and exterior have been carefully studied, in order to obtain the best results possible. Grill designs Nos. 1, 4, 5 or 6, on page 66, may be used in the hall of Plan No. 1.

Price of complete plans, with bill of materials, ... $30 00

(Regarding Working Drawings, See Page 5.)



SIZE—23½ x 57 feet. Height of first story, 10 feet; second story, 9 feet.



SIZE—32½ x 53 feet. Height of first story, 10 feet; second story, 9 feet 2 inches.

TWO STORY HOUSE.

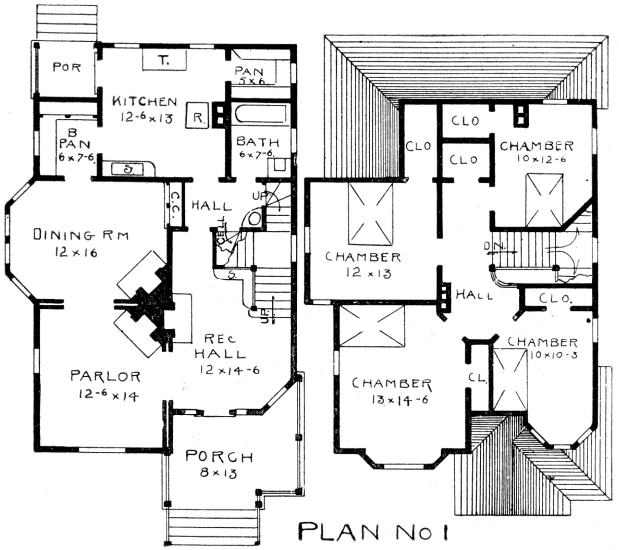
DESIGN No. 63.

Estimated Cost to Build: Plan No. 1, $2,800 to $3,100; Plan No. 2, $2,700 to $3,000

THE principal features of the exterior of this design are the tower and the front piazza; these, with good proportions throughout and a convenient floor plan, go to make up a complete home. In Plan No. 1 the kitchen is cut off from the dining-room by a large pantry, but a door giving direct connection can be had, if desired. Other fire-places can be added to each plan on both floors, but furnace heat is intended in the original planning.

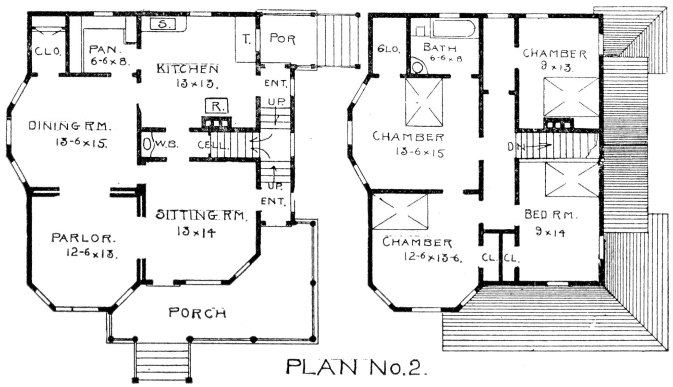
Price of complete plans, with bill of materials, . . . $35 00

(Regarding Working Drawings, See Page 5.)



PLAN No 1

SIZE—30 x 47 feet. Height of first story, 9 feet; second story, 9 feet.



PLAN No.2.

SIZE—36 x 39 feet. Height of first story, 10 feet; second story, 9 feet 2 inches.

TWO STORY HOUSE.

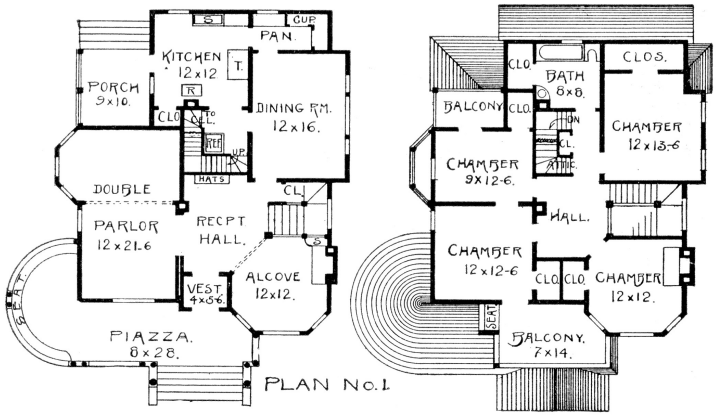
DESIGN No. 64.

Estimated Cost to Build: Plan No. 1, $2,300 to $2,600; Plan No. 2, $2,200 to $2,400.

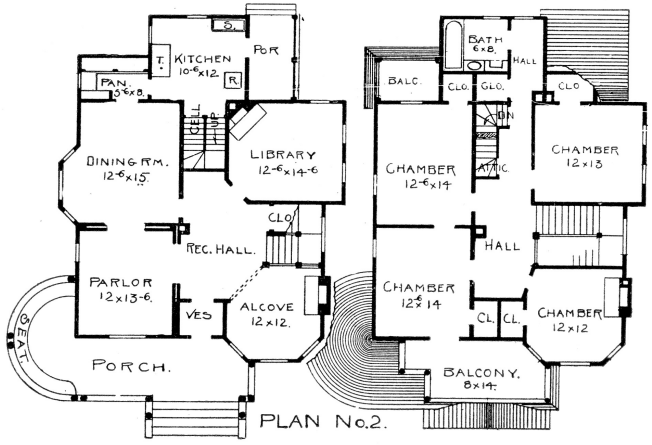
For a house of unique arrangement, yet plain but neat exterior, this house ought to meet the requirements of many for a house of this size. In Plan No. 1 the back and cellar stairs open from the back hall, in which is located a wash bowl. The bath room may have a door through to kitchen, if desired. Plan No. 2 would be a good house for two families—one on each floor—as it is so convenient to reach the second floor from entrance, both front and rear.

Price of complete plans, with bill of materials, ...	$27 50
Price of blue prints, ...	9 00

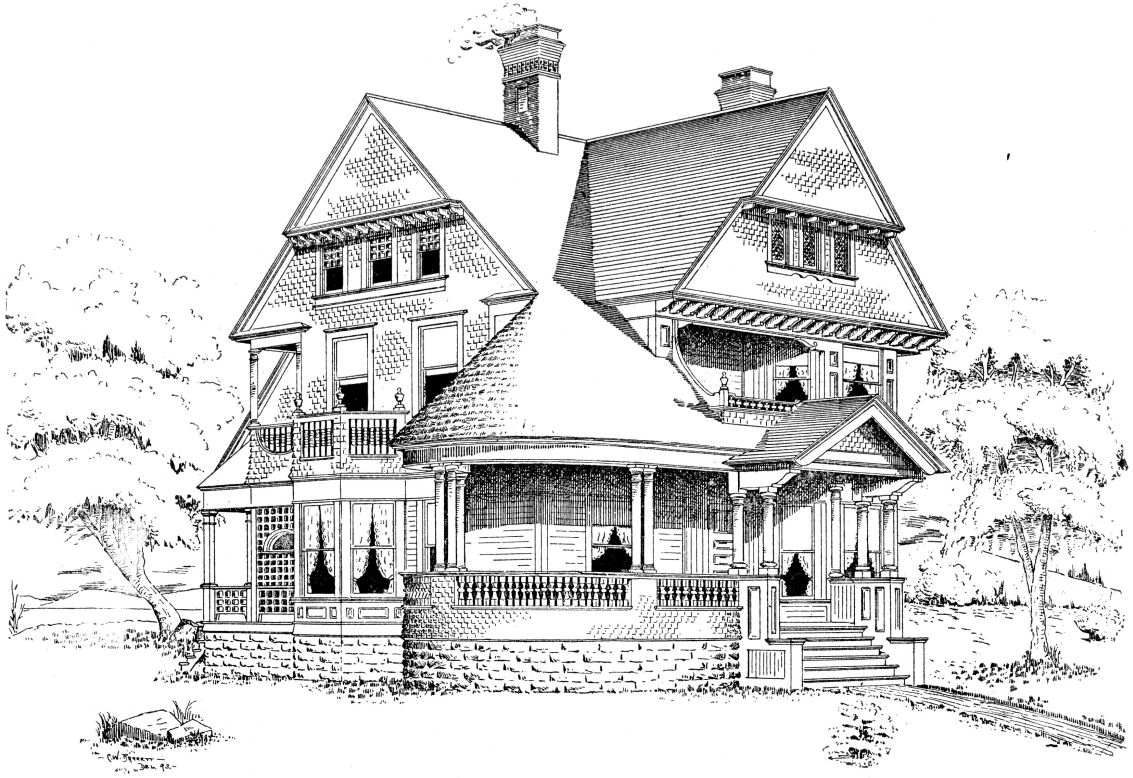
(Regarding Working Drawings, See Page 5.)



SIZE—43 x 45½ feet. Height of first story, 10 feet; second story, 9 feet.



SIZE—43 x 50 feet. Height of first story, 10 feet; second story, 9 feet.



TWO STORY HOUSE.

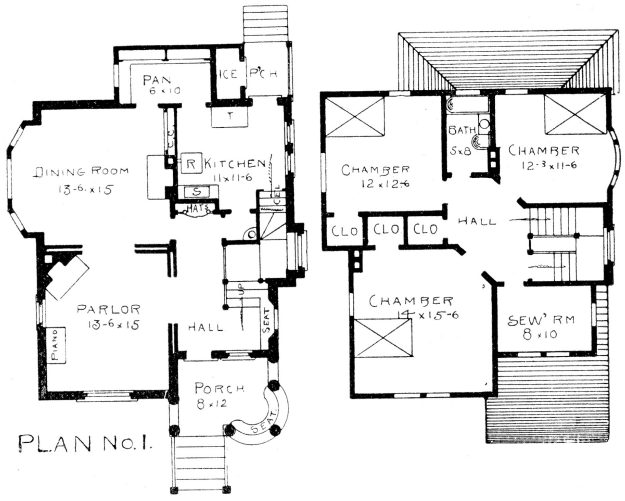
DESIGN No. 65.

Estimated Cost to Build: Plan No. 1, $3,000 to $3,300; Plan No. 2, $3,200 to $3,500.

THIS is a model little home—rather odd, but artistic in its exterior design—with a plan of convenience that is susceptible of beautiful treatment; the hall being made large purposely, so as to serve as a sort of living apartment. Design No. 9, page 67, shows hall treatment for this house. The view is looking from the front of the alcove. Any other design of grill work can be used in its place.

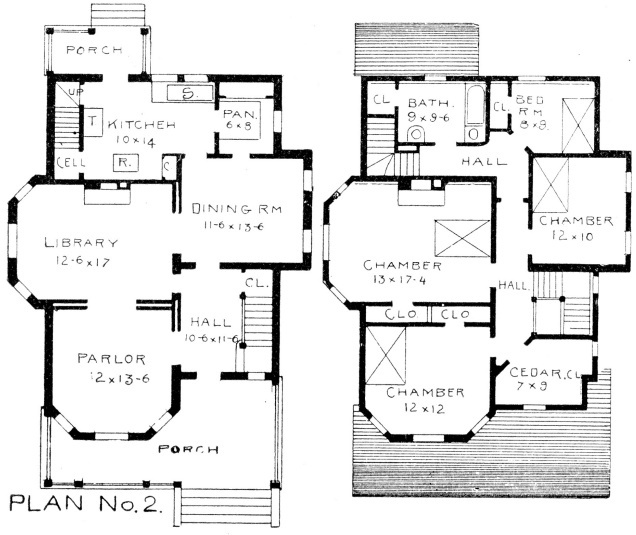
Price of complete plans, with bill of materials, ... $35 00

(Regarding Working Drawings, See Page 5.)



PLAN No. 1.

SIZE—30½ x 43½ feet. Height of first story, 10 feet; second story, 9 feet 2 inches.



PLAN No. 2.

SIZE—32 x 50 feet. Height of first story, 10 feet; second story, 9 feet 2 inches.

TWO STORY HOUSE WITH ATTIC

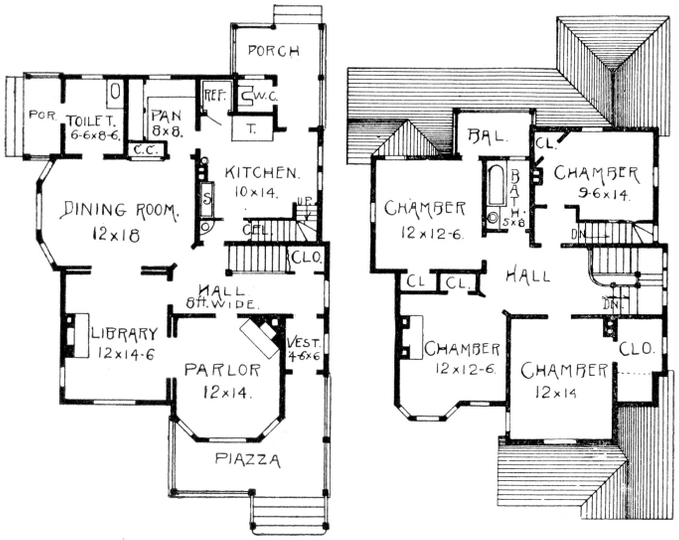
DESIGN No. 66.

Estimated Cost to Build: Plan No. 1, $3,600 to $3,950; Plan No. 2, $3,500 to $3,800.

THIS design was intended for a substantial, convenient and beautiful house, at a moderate cost. The exterior to be veneered with buff brick, with brown stone trimmings. Second story shingled and stained in a rich color to harmonize. The style is quaint and modern, being a feature of Colonial delicately treated, and when erected presents an effect much better than is possible to show in our illustration. The parlor has a large and elegant arch window of plate and stained glass.

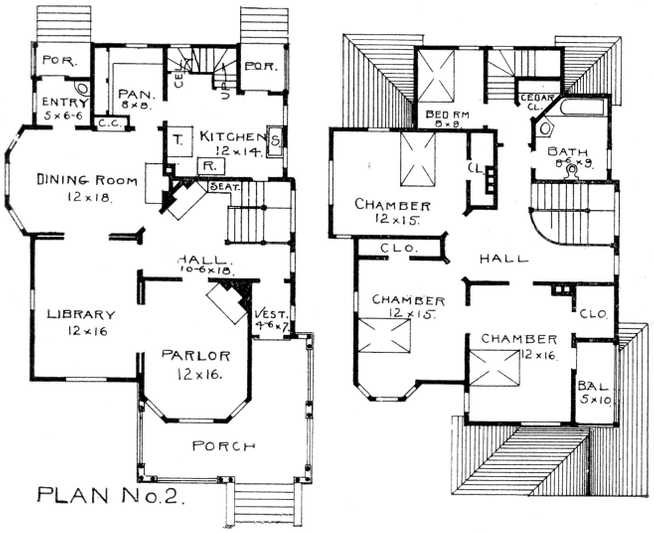
Price of complete plans, with bill of materials, ... $50 00

(Regarding Working Drawings, See Page 5.)



PLAN No. 1.

SIZE—36 x 59 feet. Height of first story, 10 feet; second story, 9 feet.



PLAN No.2.

SIZE—34 x 51 feet. Height of first story, 10 feet; second story, 9 feet.

TWO STORY HOUSE.

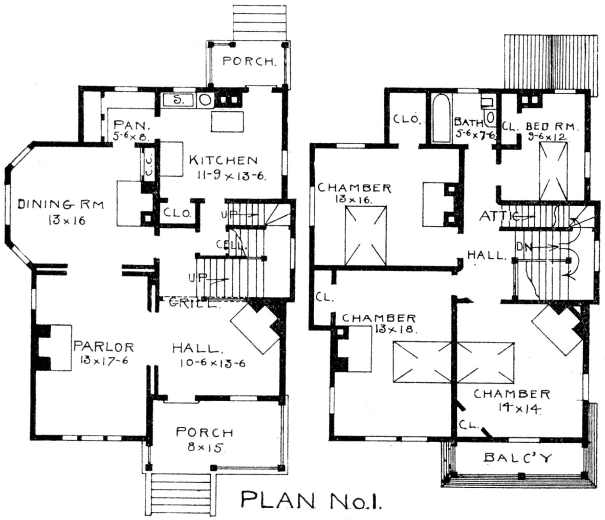
DESIGN No. 67.

Estimated Cost to Build: Plan No. 1, $2,800 to $3,100; Plan No. 2, $2,900 to $3,300.

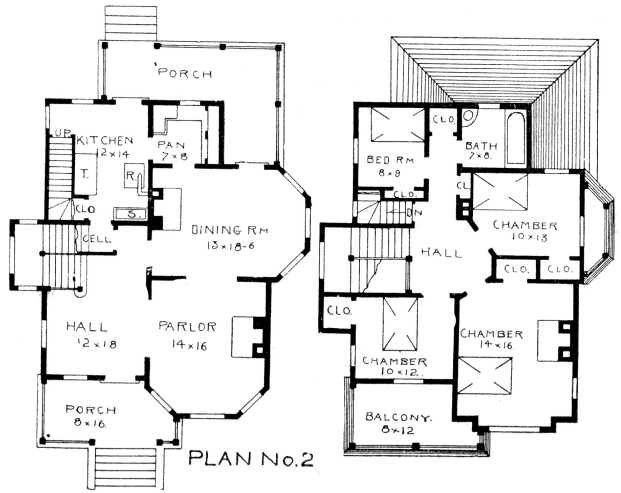
A HOUSE planned as this is, and as many others are in this book, with two rooms in front, is hard to improve upon, provided the rest of the plan is properly treated. With this in view, we have given a number of plans of this character, differing in size and arrangement, trusting therefrom a suitable selection can be made.

Price of complete plans, with bill of materials, ... $38 00

(Regarding Working Drawings, See Page 5.)



SIZE—32 x 48 feet. Height of first story, 10 feet; second story, 9 feet 2 inches.



SIZE—36 x 48 feet. Height of first story, 10 feet; second story, 9 feet 2 inches.

TWO STORY HOUSE.

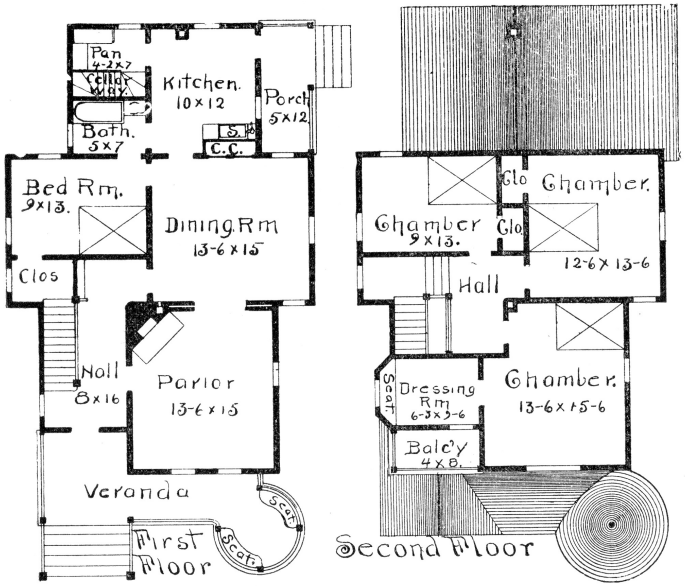
DESIGN No. 68.

Estimated Cost to Build: Either Plan, $2,900 to $3,400.

WE PRESENT in this design a simple phase of the Colonial style, with neat windows and attractive porch. The floor plans represent arrangements now very much in demand, and no better could be had in a good, plain, sensible house. The attic may have three nice rooms and a hall, all well lighted. Grill designs Nos. 1, 4 or 6, on page 66, can be used in the hall with good effect.

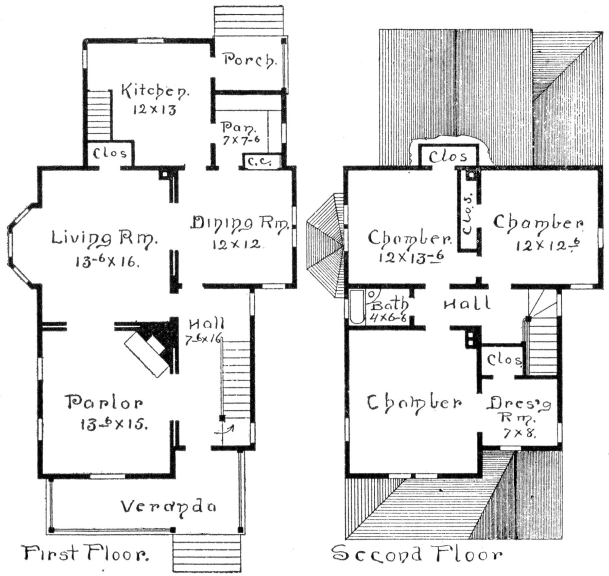
Price of complete plans, with bill of materials, ... $35 00

(Regarding Working Drawings, See Page 5.)



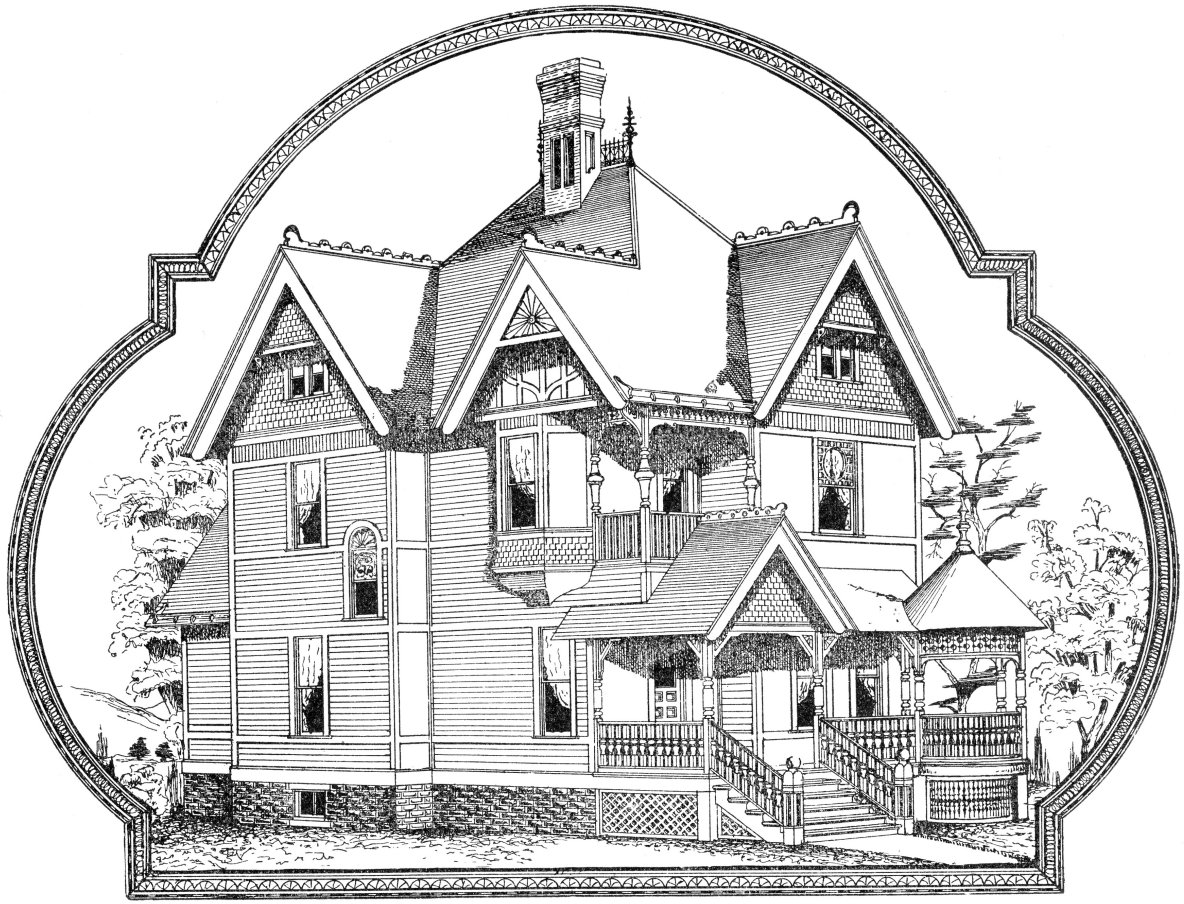
PLAN No. 1.

SIZE—29½ x 51½ feet. Height of first story, 10 feet; second story, 9 feet 2 inches.



PLAN No. 2. (PLAINER FINISH.)

SIZE—31 x 50½ feet. Height of first story, 10 feet; second story, 9 feet 2 inches.



TWO STORY HOUSE.

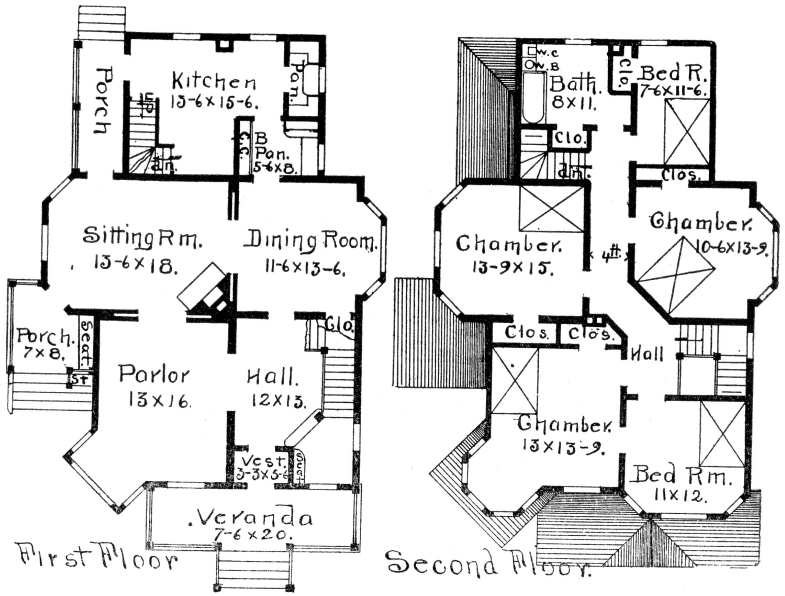
DESIGN No. 69.

Estimated Cost to Build: Plan No. 1, $2,300 to $2,500; Plan No. 2, $2,000 to $2,300.

THE artistic appearance of this house is produced by outline and good proportion, and will surprise any one by its handsome appearance when erected. We can indicate on the plans, when ordered, the location and necessary changes, for back stairs, when so desired. The plans make convenient and comfortable homes for any locality.

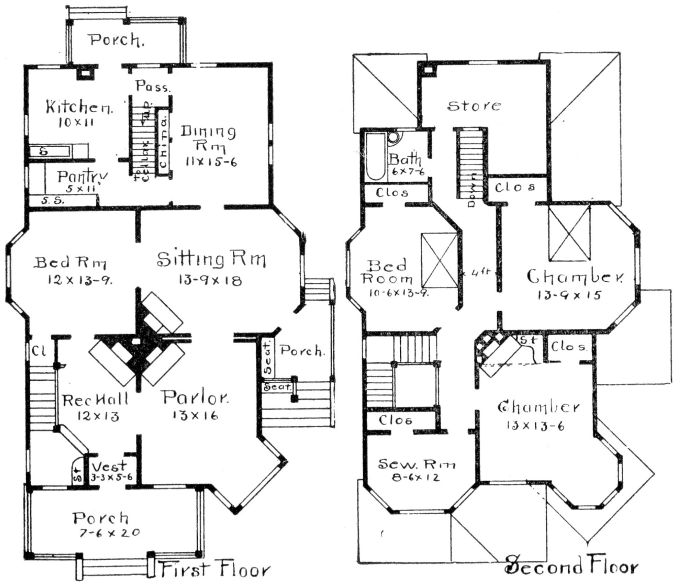
Price of complete plans, with bill of materials, ...	$24 00
Price of blue prints, ...	7 50

(Regarding Working Drawings, See Page 5.)



PLAN No. 1.

SIZE—37 x 53 feet. Height of first story, 10 feet; second story, 9 feet 2 inches.



PLAN No. 2.

SIZE—37 x 60 feet. Height of first story, 10 feet; second story, 9 feet 2 inches.

TWO STORY HOUSE.

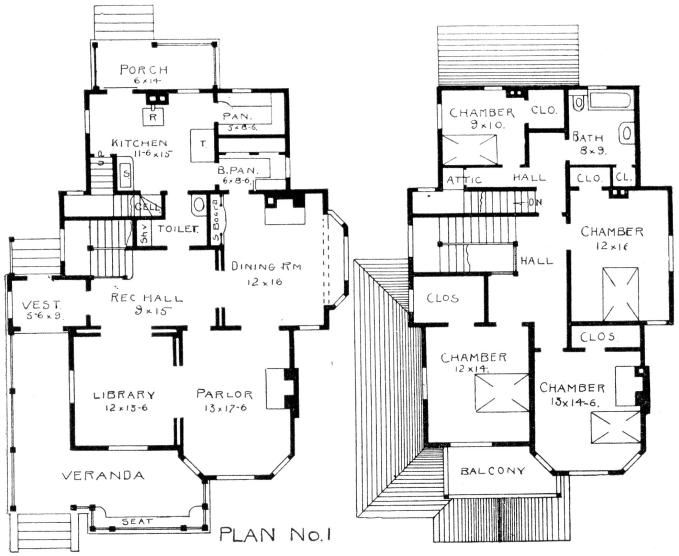
DESIGN No. 70.

Estimated Cost to Build: Plan No. 1, $3,200 to $3,500; Plan No. 2, $3,600 to $4,000.

THIS house has been erected a number of times from our plans, and always gives satisfaction. The corner bay, with its large, beautiful plate and stained glass window, and the octagon bay, with the tower effect above, is a feature much admired; the inside having the most artistic effect. Aside from these features, the house is comparatively plain. A bath-room can be made of the pantry in Plan No. 2, in connection with the bed-room, and a pantry placed where back porch is now located, moving the porch to the left.

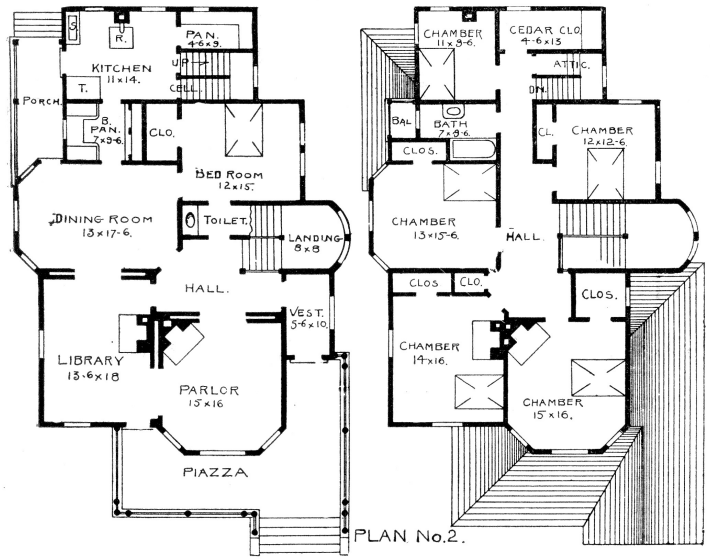
Price of complete plans, with bill of materials, ... $40 00

(*Regarding Working Drawings, See Page 5.*)



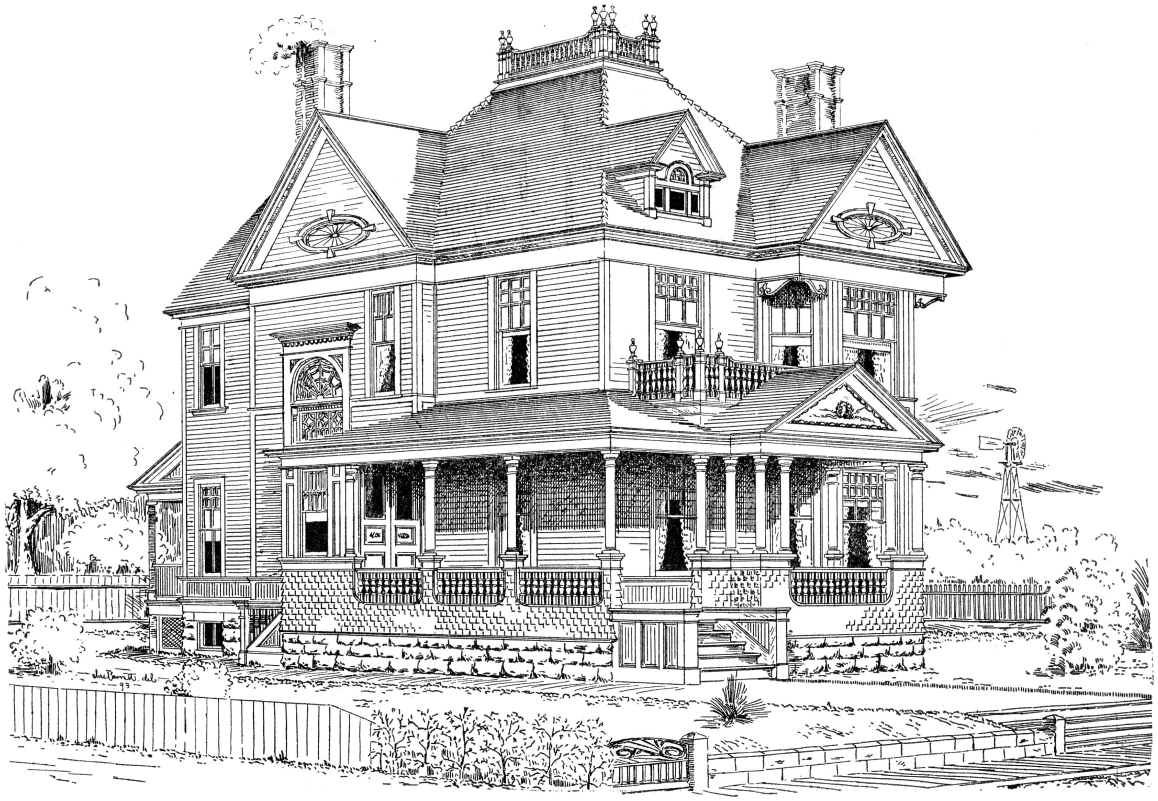
PLAN No. 1

SIZE—41 x 59½ feet. Height of first story, 10½ feet; second story, 10 feet.



PLAN No. 2.

SIZE—42 x 63 feet. Height of first story, 10½ feet; second story, 10 feet.



TWO STORY HOUSE.

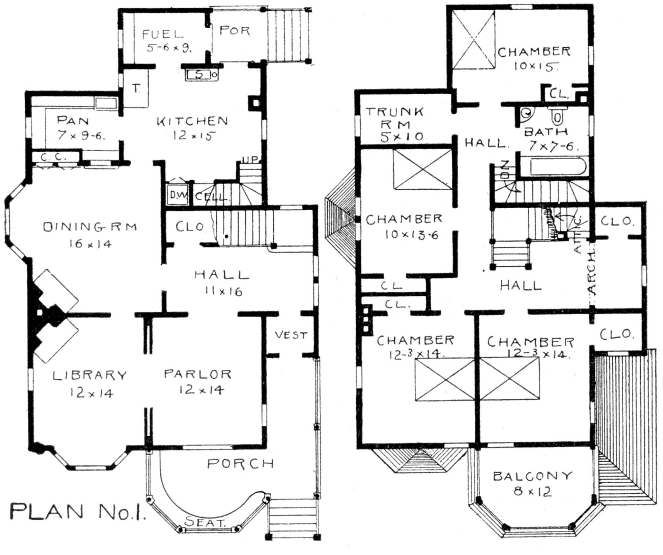
DESIGN No. 71.

Estimated Cost to Build: Plan No. 1, $3,900 to $4,300; Plan No. 2, $5,000 to $5,400.

THIS is another Colonial design, plain and simplified in all of its exterior appointments, while being convenient and compact in all of its interior arrangements. There are a number of artistic windows in this design, a feature we aim to include in all our better houses, as they enliven and enrich both the interior and exterior more than any other thing we can introduce.

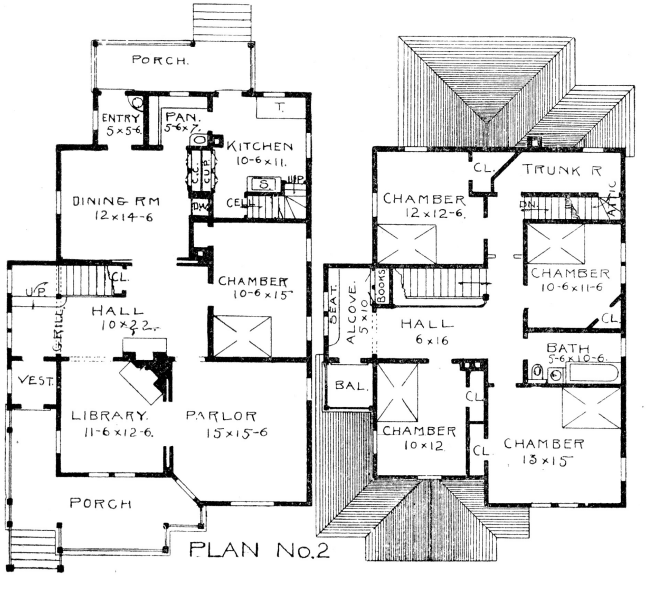
Price of complete plans, with bill of materials, . . . $60 00

(Regarding Working Drawings, See Page 5.)



PLAN No.1.

SIZE—34 x 57 feet. Height of first story, 10 feet; second story, 9 feet.



PLAN No.2

SIZE—34 x 56½ feet. Height of first story, 10 feet; second story, 9 feet.

TWO STORY HOUSE.

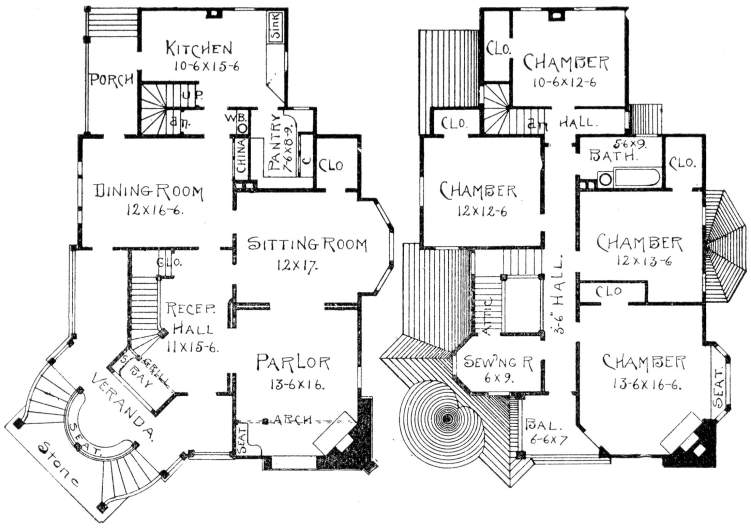
DESIGN No. 72.

Estimated Cost to Build: Plan No. 1, $3,200 to $3,500; Plan No. 2, $3,000 to $3,300.

THE design here presented is another phase of the Colonial style; the plans have two nice rooms in front, with convenient arrangement of all other apartments; and for plans of real merit, this style of arrangement is hard to excel. If a larger house of this style is required, it can be had by enlarging on this plan to almost any extent, and results will prove most satisfactory.

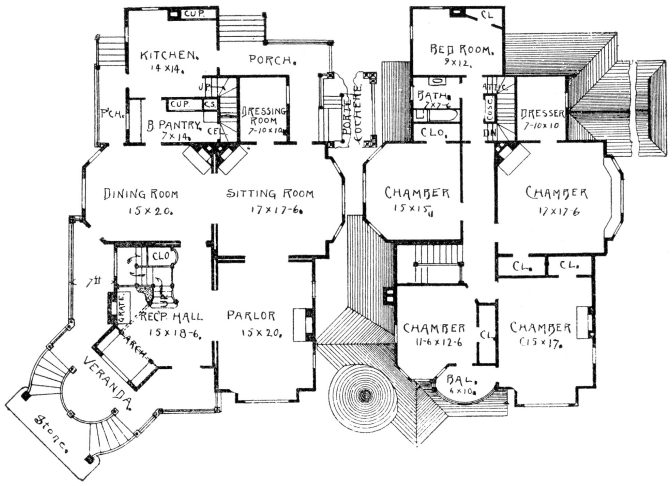
Price of complete plans, with bill of materials, . . . $45 00

(Regarding Working Drawings, See Page 5.)



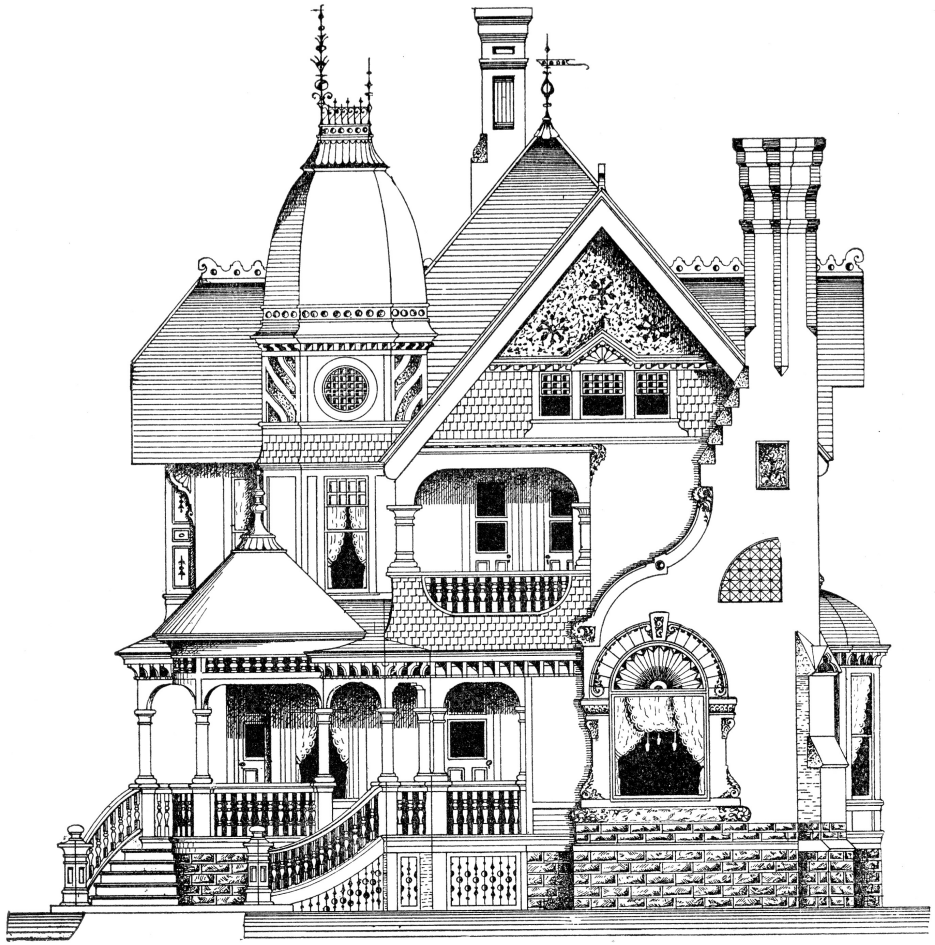
PLAN No. 1.

SIZE—38 x 56 feet. Height of first story, 10 feet; second story, 9 feet 2 inches.



PLAN No. 2.

SIZE—48 x 66 feet. Height of first story, 10 feet 6 inches; second story, 10 feet.



TWO STORY HOUSE. FRONT.

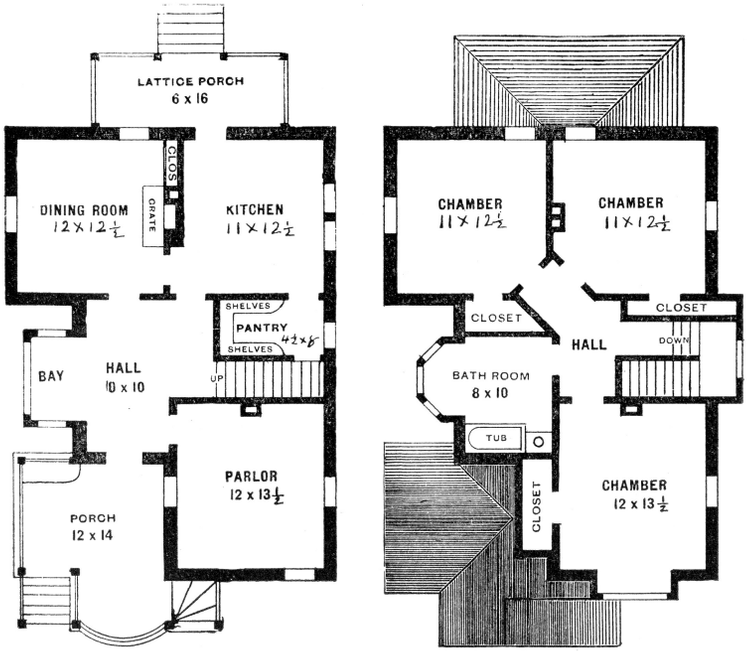
DESIGN No. 73.

Estimated Cost to Build: Plan No. 1, $3,800 to $4,300; Plan No. 2, $5,500 to $6,000.

IN THIS design we have two novel yet interesting features. First is the front veranda, solid and substantial, with the circular steps leading to the hall or dining-room entrance, as desired. Second is the parlor chimney, which contains a handsome plate glass window, trimmed with cut stone and terra cotta. However, this chimney can be omitted without marring the symmetry of the design, should the rest of the house be desired without it. This plan can be built in brick or stone, or brick first story, or all wood, with splendid effect in either case. It is intended in this design to have everything first-class, and any one building from these plans may expect to get a convenient and compact house. First story weatherboarded; second story and gables shingled and rough cast.

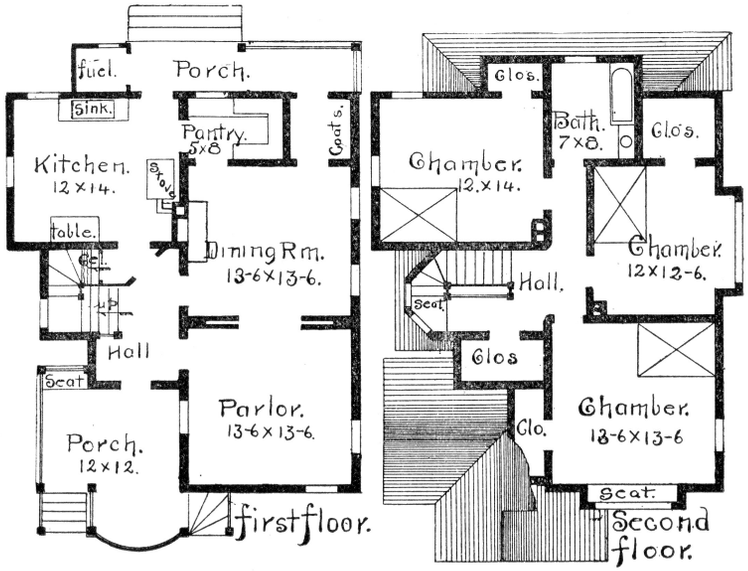
Price of complete plans, with bill of materials, ... $50 00

(Regarding Working Drawings, See Page 5.)



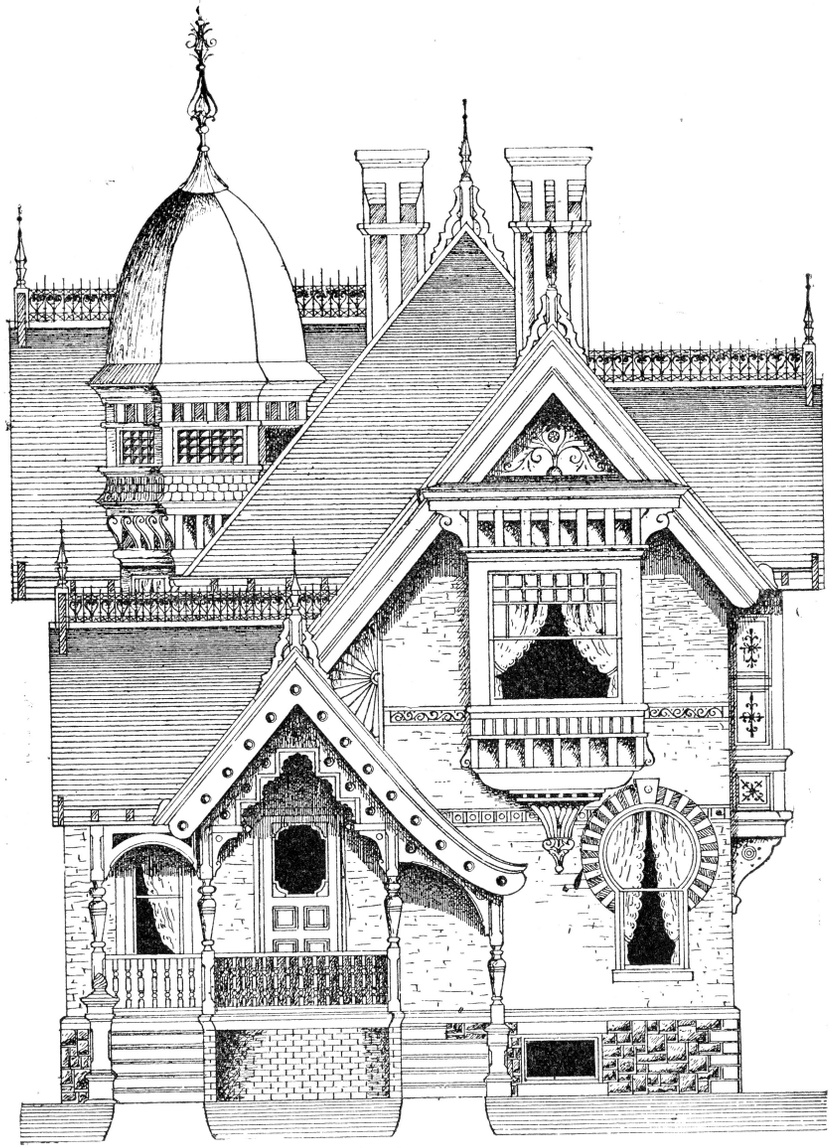
PLAN No. 1.

SIZE—27 x 48 feet. Height of first story, 10 feet; second story, 9 feet.



PLAN No. 2.

SIZE—41½ x 66 feet. Height of first and second stories, 10 feet each.



FRONT.

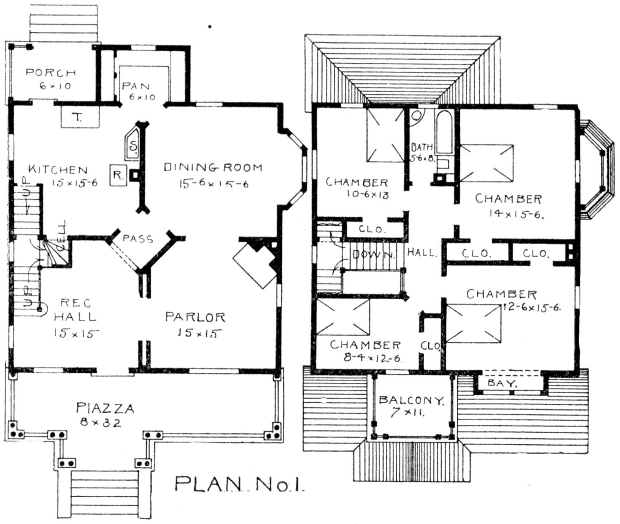
DESIGN No. 74.

Estimated Cost to Build: Plan No. 1, $2,300 to $2,600; Plan No. 2, $3,800 to $4,000.

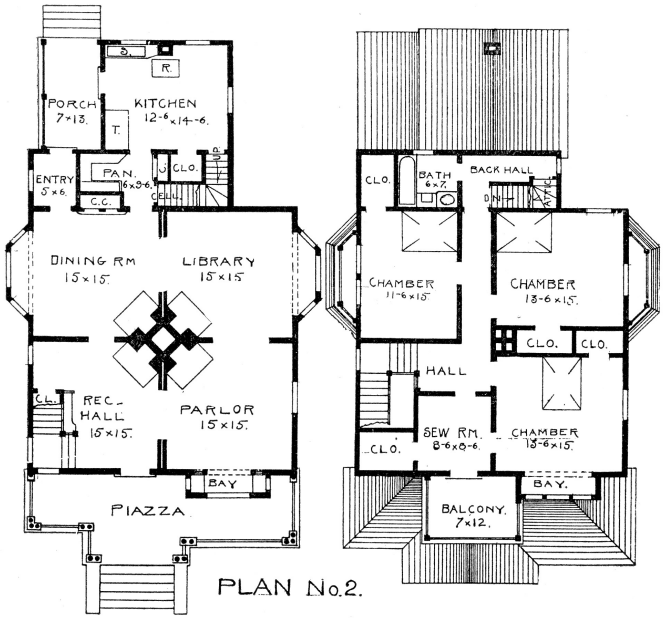
For a one and one-half story house, this design is considered by all a gem. Plan No. 1 is in brick, Plan No. 2 in frame. It can be made two full stories, but would not have that graceful appearance it now possesses. By omitting the tower, the appearance would not be materially effected, while a saving of some $250.00 would be the result. The porch is a novel feature, and the entire structure will be found to possess symmetry and good proportion.

Price of complete plans, with bill of materials, . . . $38 00

(Regarding Working Drawings, See Page 5.)



SIZE—35 x 50 feet. Height of first story, 10 feet; second story, 9 feet.



SIZE—38 x 62 feet. Height of first story, 10 feet; second story, 9 feet.

TWO STORY HOUSE.

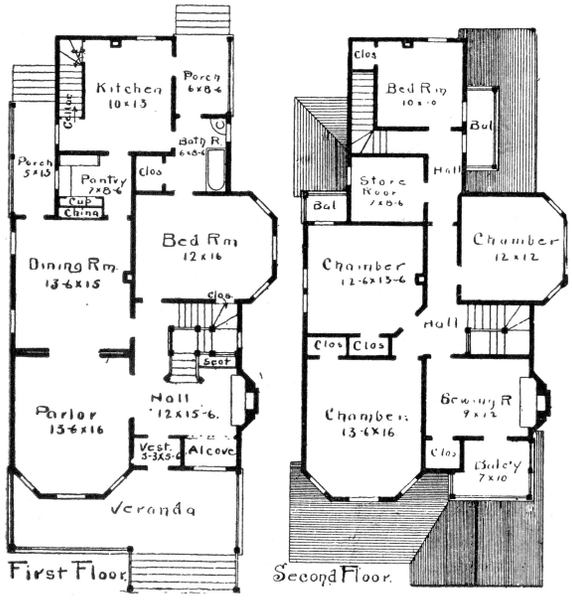
DESIGN No. 75.

Estimated Cost to Build: Plan No. 1, $2,500 to $2,700; Plan No. 2, $3,500 to $3,800.

THIS is a very popular style of a Colonial design. The plan being about square, the most room possible is obtained for the cost. The large central chimney, in plan No. 2, with grates for the four principal rooms, is a feature many admire. The central shaft can be used as a ventilating flue for all rooms on both floors.

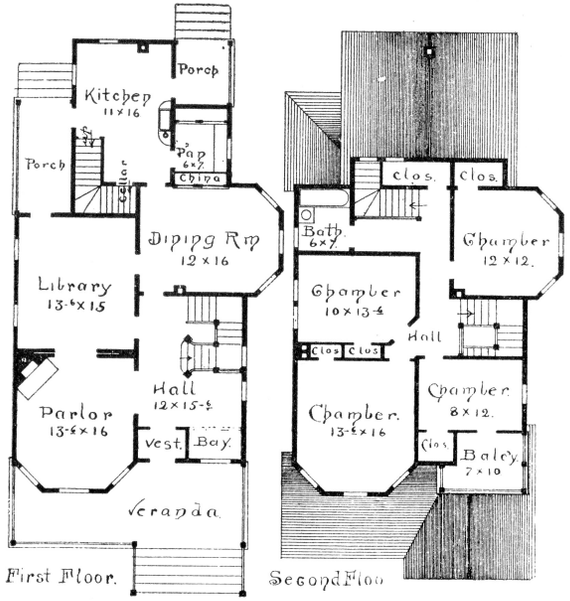
Price of complete plans, with bill of materials, ... $38 00

(Regarding Working Drawings, See Page 5.)



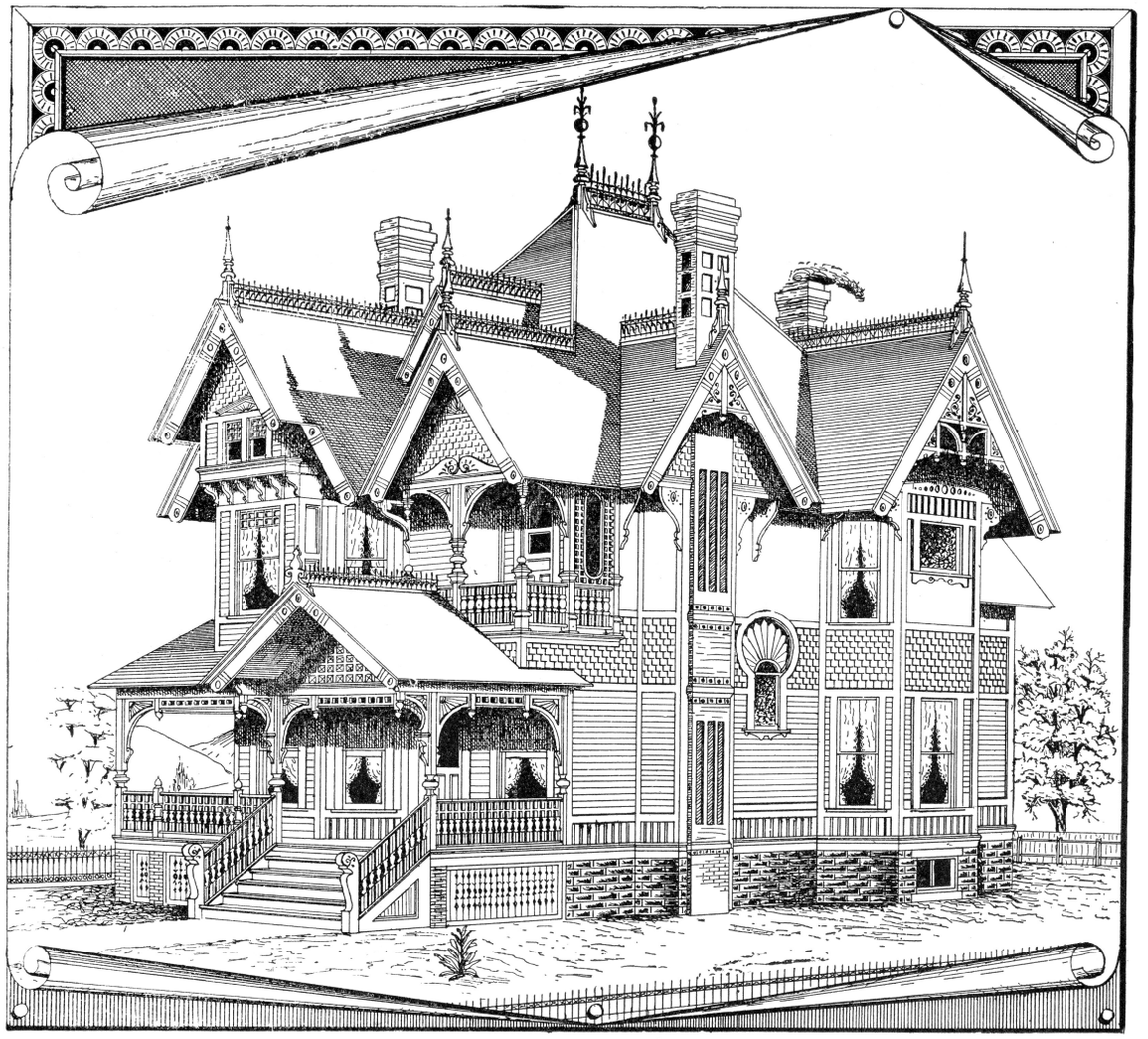
PLAN No. 1.

SIZE—31 x 59 feet. Height of first story, 10 feet; second story, 9 feet 2 inches.



PLAN No. 2.

SIZE—31 x 58 feet. Height of first story, 10 feet; second story, 9 feet 2 inches.



TWO STORY HOUSE. *Residence Erected from Our Plans at Chicago, Ill.*

DESIGN No. 76.

Estimated Cost to Build: Either Plan, $3,500 to $3,800.

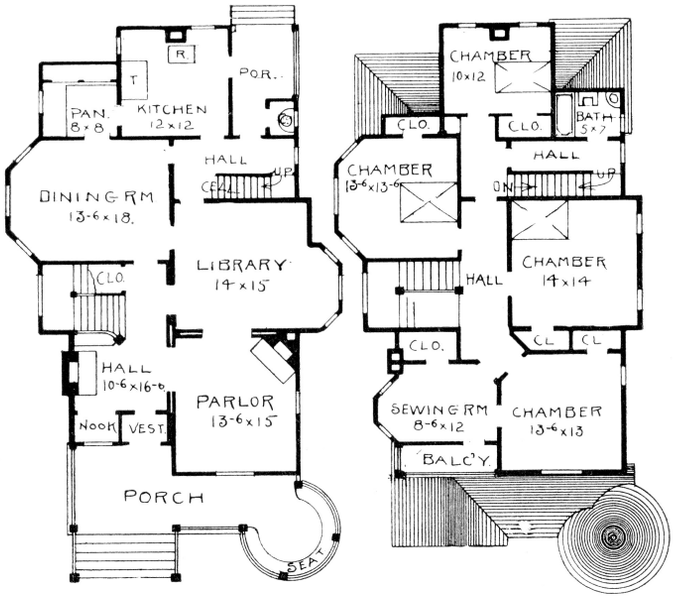
THIS design has been arranged with a view of filling a universal demand for a house of this character. The exterior is all that any one could desire, the veranda especially forming a very important part in bringing out the true proportions of the structure.

Through the vestibule, from the front, we enter the hall, which is large and handsomely arranged. The staircase is beautiful in plan and design. The fireplace, with a nice mantel, adds very much to the hall.

The parlor and dining room are connected by sliding doors.

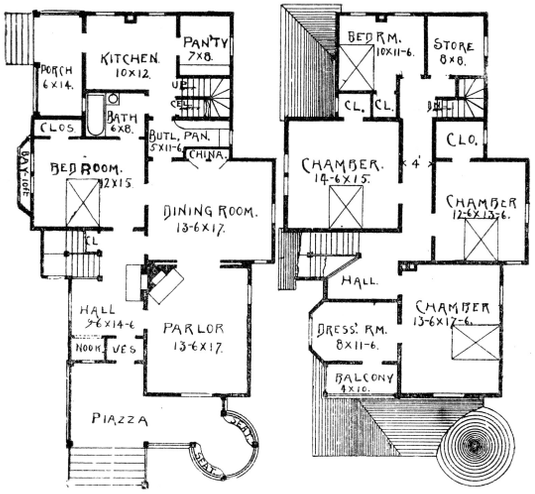
Price of complete plans, with bill of materials, ... $50 00

(Regarding Working Drawings, See Page 5.)



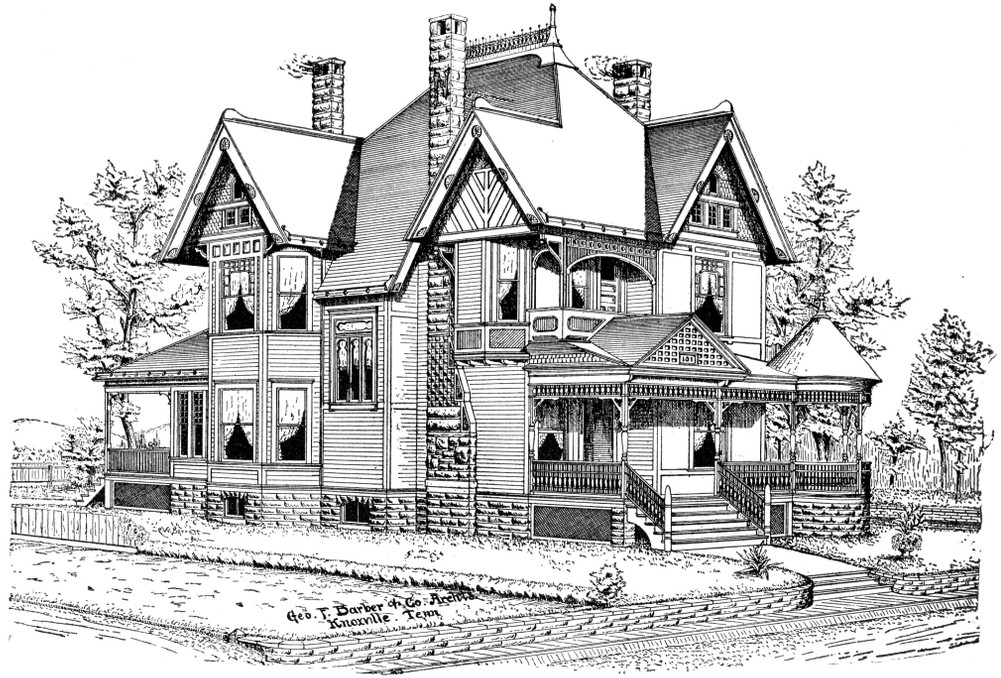
PLAN No. 1.

SIZE—38 x 62 feet. Height of first story, 10 feet; second story, 9 feet 2 inches.



PLAN No. 2.

SIZE—35 x 65 feet. Height of first story, 10 feet; second story, 9 feet 2 inches.



TWO STORY HOUSE.

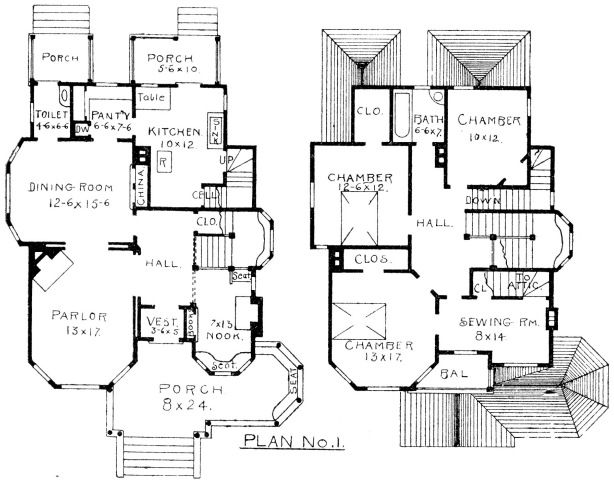
DESIGN No. 77.

Estimated Cost to Build: Plan No. 1, $3,300 to $3,600; Plan No. 2, $3,400 to $3,800.

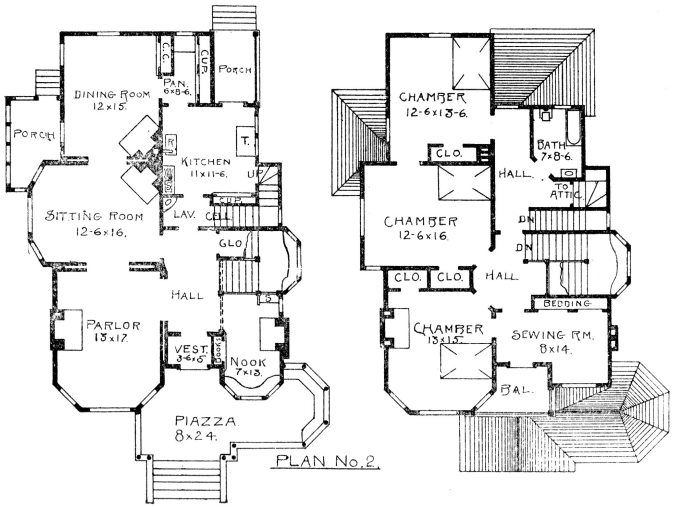
In this design the front hall will be found a very artistic apartment. In Plan No. 2 the outside chimney has been omitted, placing the grate on the other side of the hall, in connection with the parlor chimney. Fire-places can be added to the other rooms, if desired. A back hall is introduced in Plan No. 1 for the convenience of back and cellar stairs, and a small room for water-closet is arranged on the back porch.

Price of complete plans, with bill of materials, . . . $45 00

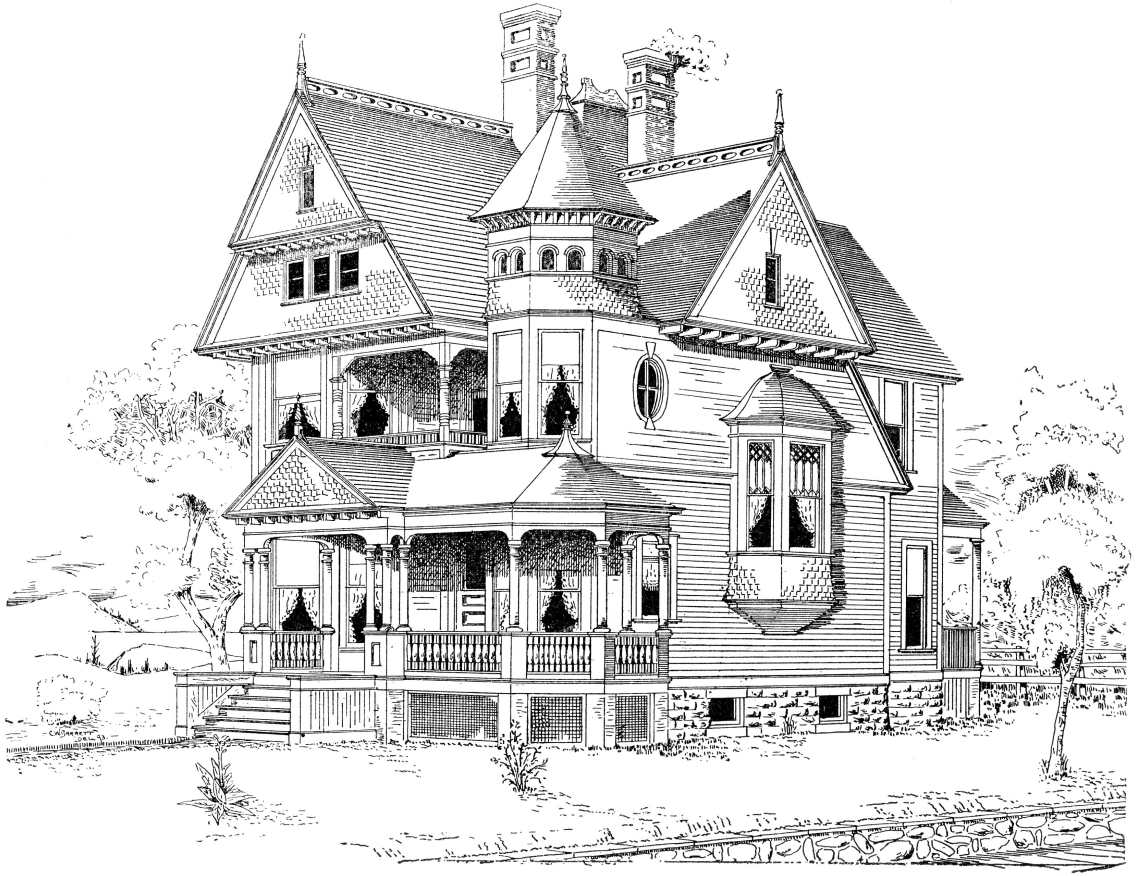
(Regarding Working Drawings, See Page 5)



SIZE—38 x 51 feet. Height of first story, 10 feet; second story, 9 feet 2 inches.



SIZE—41 x 53½ feet. Height of first story, 10 feet; second story, 9 feet 2 inches.



TWO STORY HOUSE.

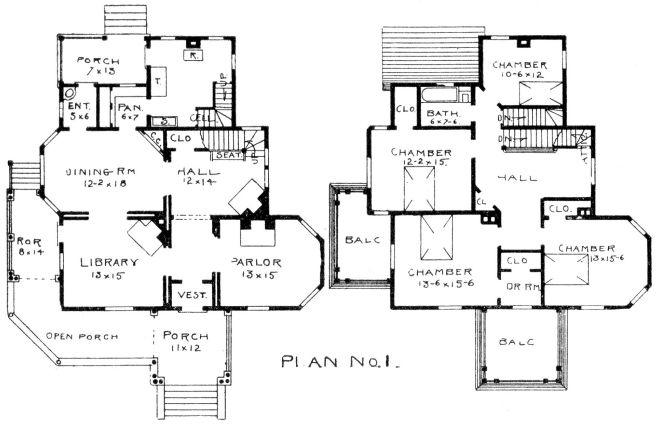
DESIGN No. 78.

Estimated Cost to Build: Plan No. 1, $3,000 to $3,200; Plan No. 2, $3,500 to $3,800.

In designing this house, the author had in view a neat and an attractive hall, with broad staircase. A neat grill separates the nook from the main hall, and when nicely draped forms a feature of great beauty. All the rest of the plan has been studied with care. Plan No. 2 has no tower. Plan No. 1 is a six room house, and plan No. 2 has eight rooms.

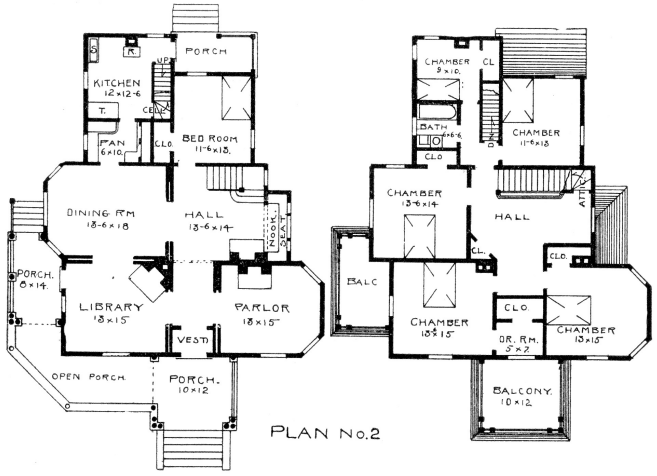
Price of complete plans, with bill of materials, ... $45 00

(Regarding Working Drawings, See Page 5.)



PLAN No. 1.

SIZE—47 x 51½ feet. Height of first story, 10 feet; second story, 9 feet.



PLAN No. 2

SIZE—47 x 58 feet. Height of first story, 10 feet; second story, 9 feet.

TWO STORY HOUSE.

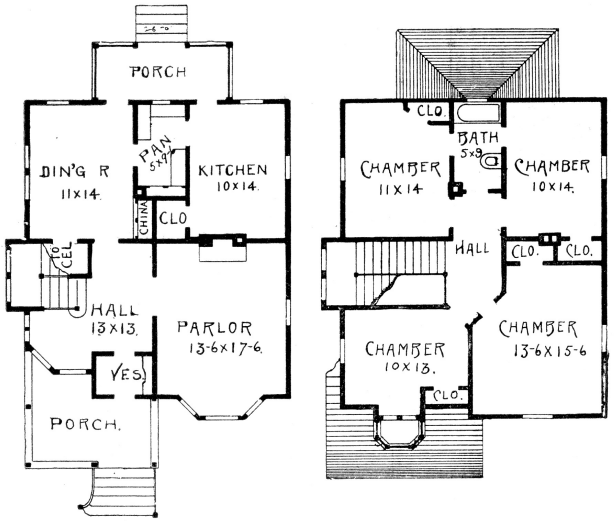
DESIGN No. 79.

Estimated Cost to Build: Plan No. 1, $3,300 to $3,500; Plan No. 2, $3,600 to $4,000.

WE HAVE here another Colonial design, in which there are two rooms in front, and so arranged that the hall is an ornamental and important feature, serving, as it does, as sitting or reception-room. In Plan No. 1 we have shown a bed-room on the first floor, and if desired a bath-room could be provided for it.

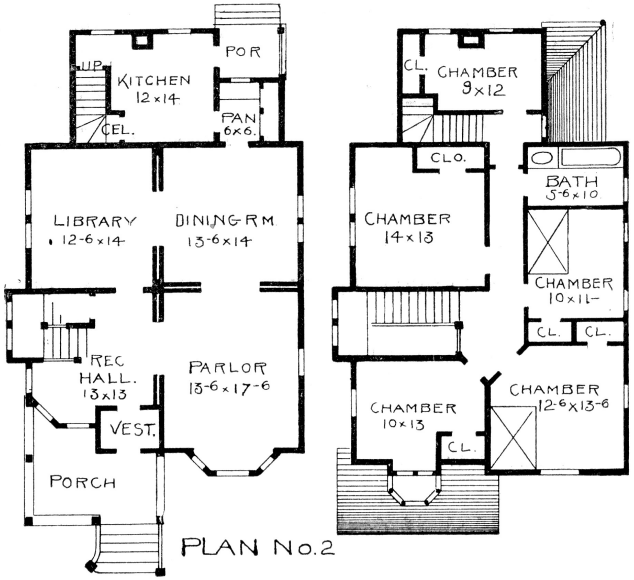
Price of complete plans, with bill of materials, . . . $45 00

(Regarding Working Drawings, See Page 5.)

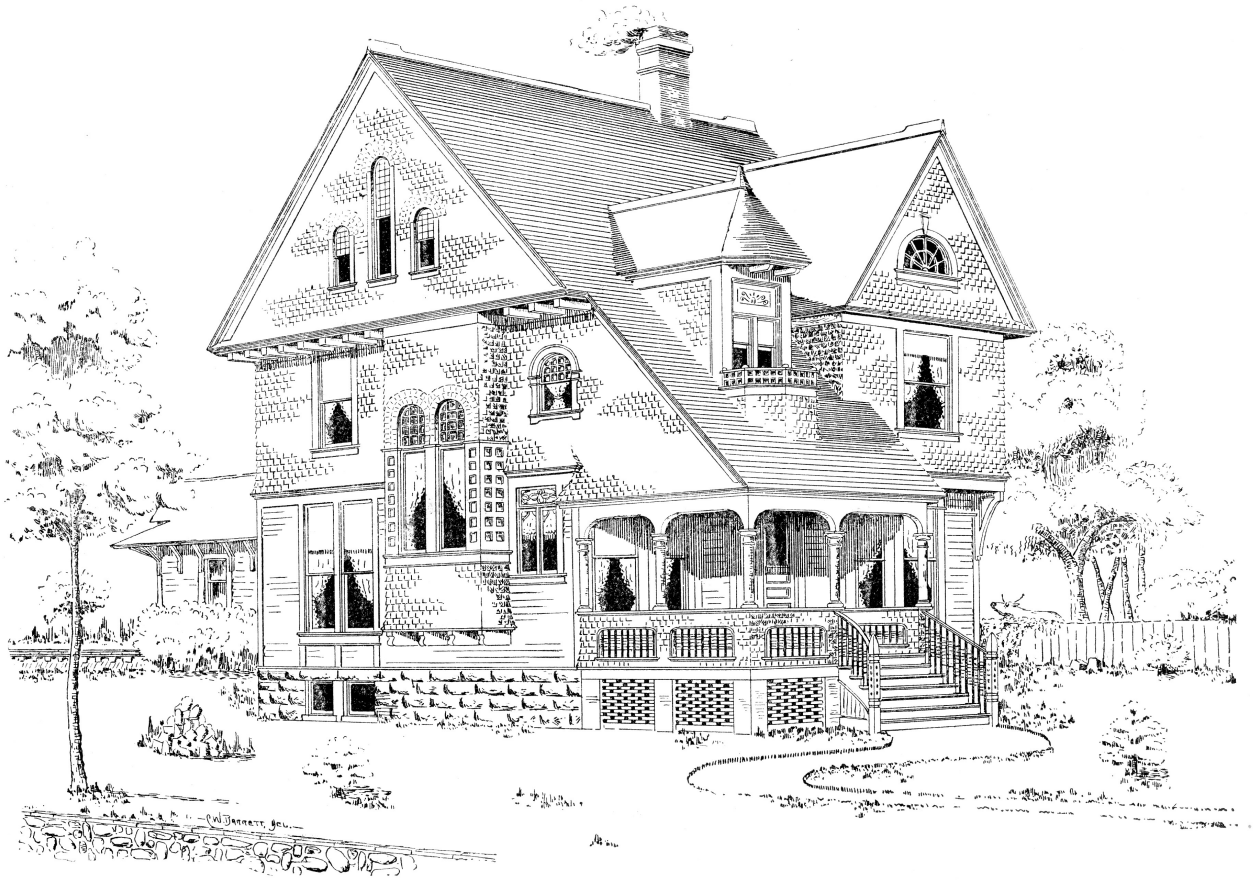


PLAN No. 1.

SIZE—30 x 46 feet. Height of first story, 10 feet; second story, 9 feet.



SIZE—30 x 53 feet. Height of first story, 10 feet; second story, 9 feet.



TWO STORY HOUSE.

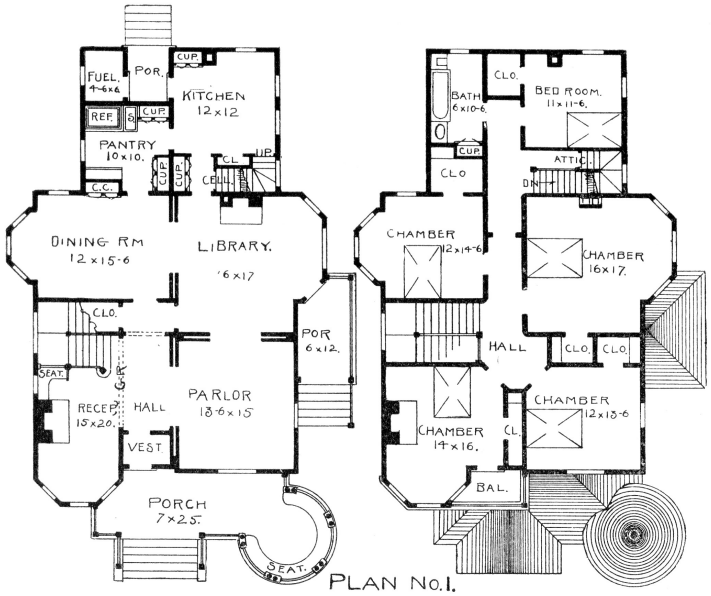
DESIGN No. 80.

Estimated Cost to Build: Either Plan, $2,200 to $2,500.

THIS is a popular design and a convenient floor plan, and when properly built, should produce a very satisfactory home. Such we claim for these plans. In plan No. 1, we have tried to keep down cost by omitting sliding doors and other expensive features, yet get a satisfactory plan. Plan No. 2, has a number of commendable features which we trust will satisfy any one wanting a house for this price. It is of Colonial design.

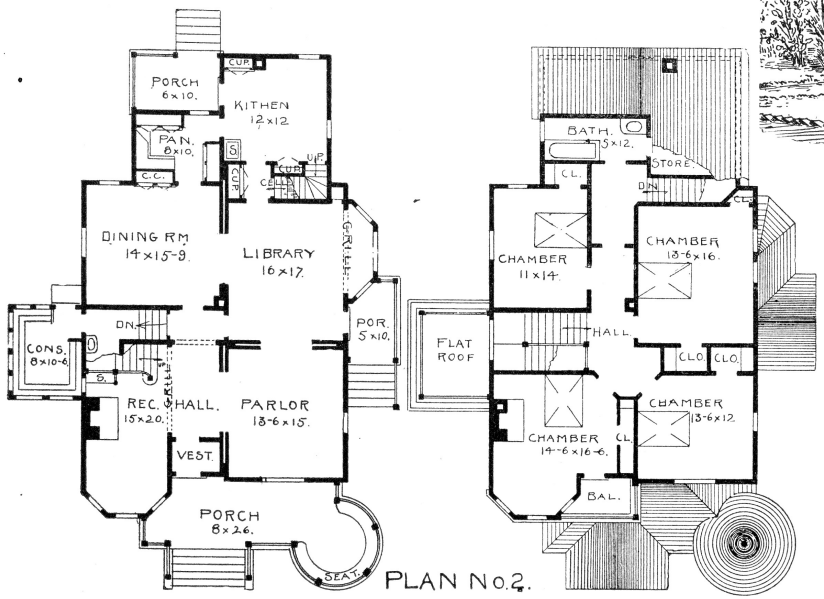
Price of complete plans, with bill of materials, ...	$27 50
Price of blue prints, ...	9 00

(Regarding Working Drawings, See Page 5.)



PLAN No. 1.

SIZE—35 x 62 feet. Height of first story, 10 feet; second story, 9 feet 3 inches.



PLAN No. 2.

SIZE—41 x 63 feet. Height of first story, 10 feet; second story, 9 feet 3 inches.

TWO STORY HOUSE.

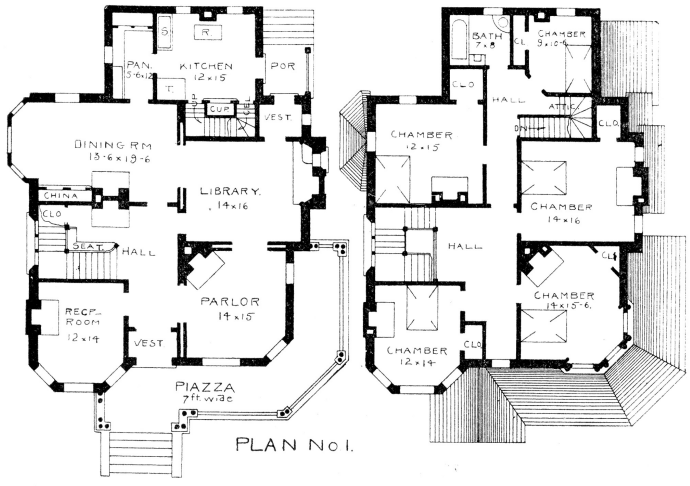
DESIGN No. 81.

Estimated Cost to Build: Plan No. 1, $3,800 to $4,300; Plan No. 2, $4,800 to $5,200.

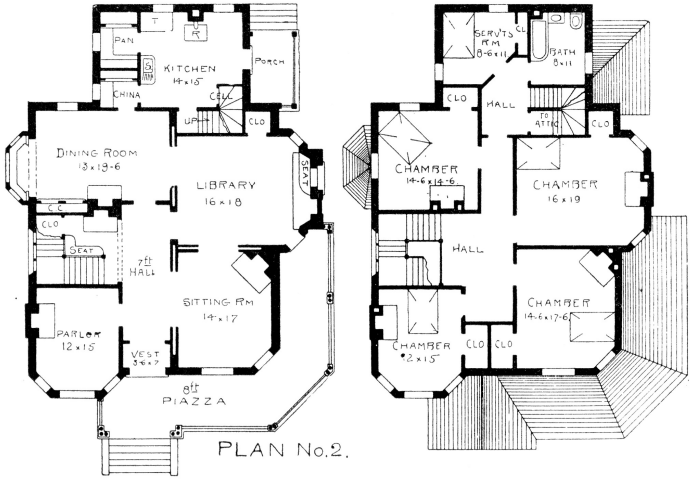
In this design the two leading features are an artistic front porch and a beautiful reception hall, while all other rooms are arranged and thrown together in a modern and very popular style. The exterior work is all substantial and heavy and of a style that is always pleasing. Most any of the grill designs in our illustrations can be selected for the hall, or any of the bay windows. More fire-places can be added, if desired.

Price of complete plans, with bill of materials, . . $50 00

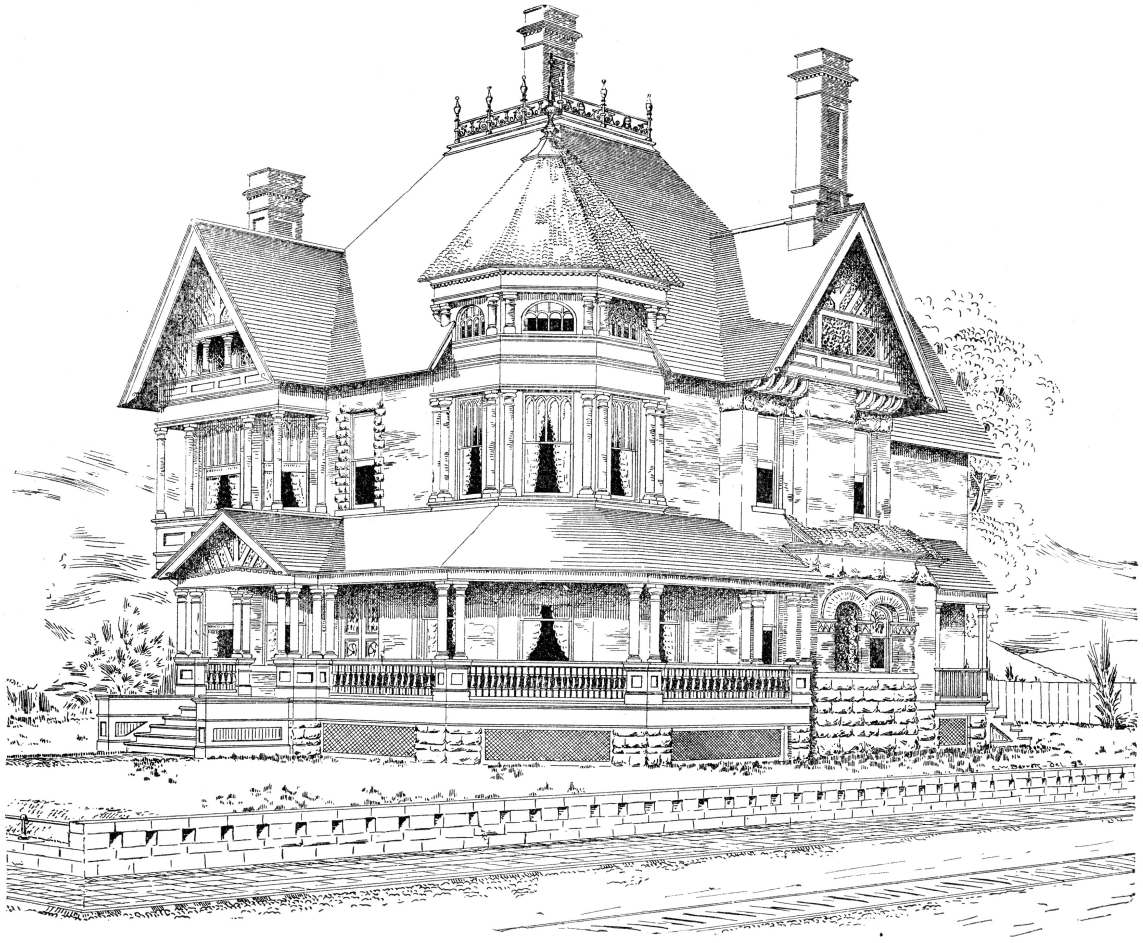
(Regarding Working Drawings, See Page 5.)



SIZE—46½ x 58 feet. Height of first story, 10 feet; second story, 9 feet 2 inches.



SIZE—49½ x 63½ feet. Height of first story, 10½ feet; second story, 10 feet.



TWO STORY HOUSE.

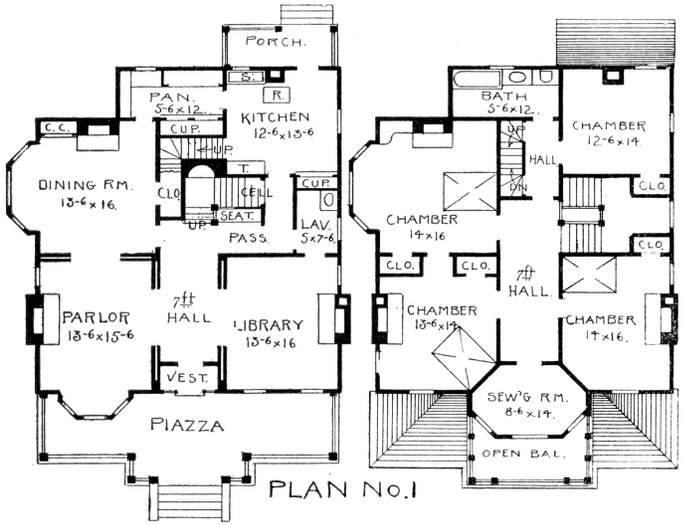
DESIGN No. 82.

Estimated Cost to Build: Plan No. 1, $6,500 to $6,800; Plan No. 2, $8,500 to $9,000.

WE HERE present a design for a brick house, stone trimmings, campact in plan and massive in design. Brick veneering may be used in its exterior walls, which makes an excellent house. The interior finish is estimated for better work than is called for in the notes in first part of book. Merchant's Spanish copper, or tin tile roofing is used for the covering of the tower roof, and would be well to cover the porch, and even the entire roof with the same material.

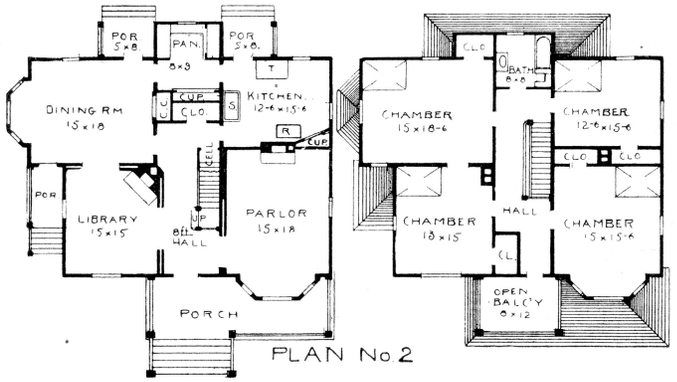
Price of complete plans, with bill of materials, ... $80 00

(Regarding Working Drawings, See Page 5.)



PLAN No. 1

SIZE—40 x 50 feet. Height of first story, 10 feet; second story, 9 feet.



PLAN No. 2

SIZE—46½ x 46 feet. Height of first story, 10 feet; second story, 9 feet.

TWO STORY HOUSE.

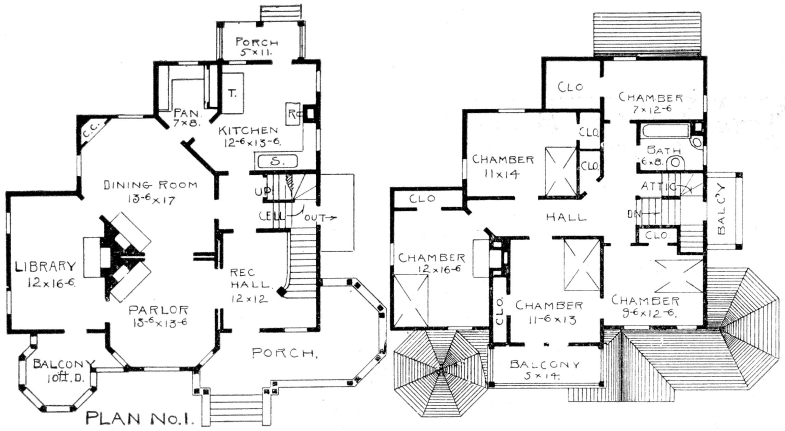
DESIGN No. 83.

Estimated Cost to Build: Plan No. 1, $3,600 to $4,000; Plan No. 2, $3,400 to $3,700.

THIS is another Colonial design, of square build, but with artistic and substantial porches, bays, etc., presenting a very commanding appearance. The library in Plan No. 1 may be used as a bed-room, and the toilet-room as a bath-room, and the den on second floor may be used as a sewing-room.

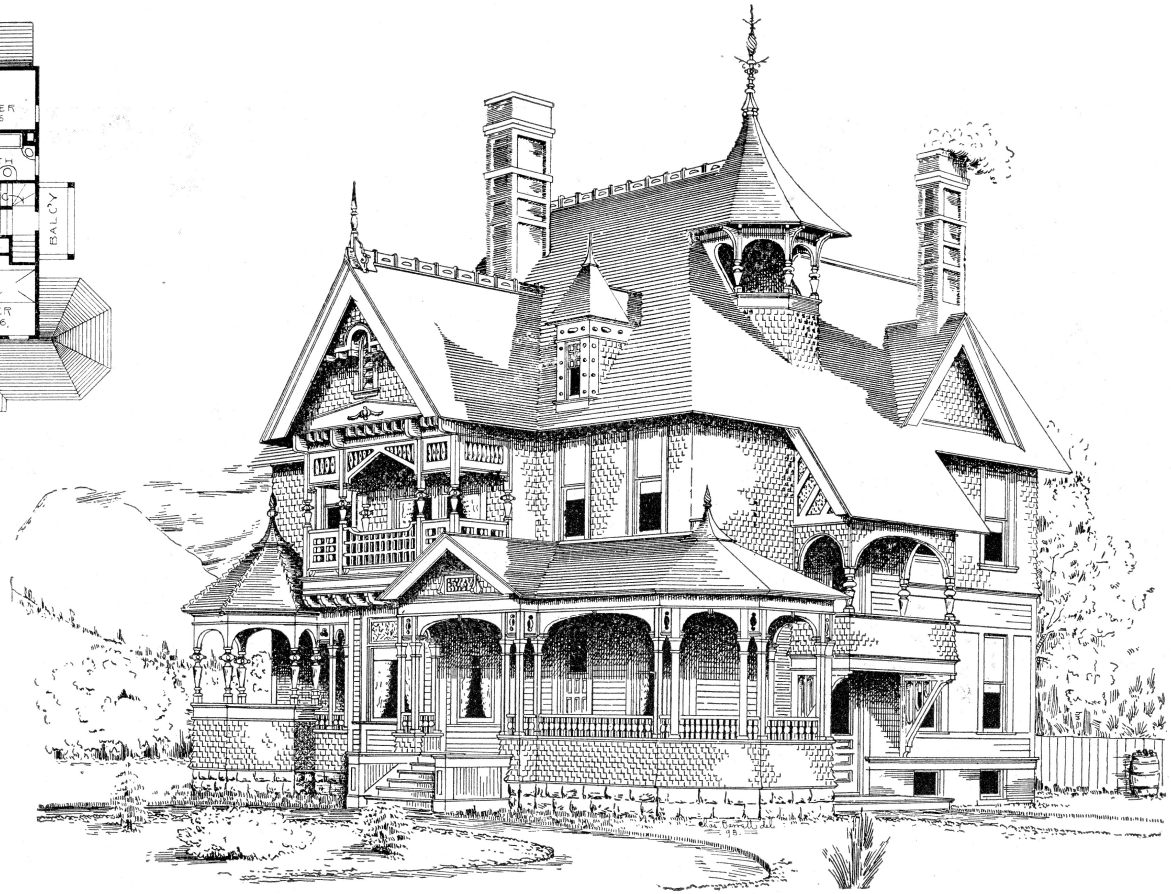
Price of complete plans, with bill of materials, ... $45 00

(Regarding Working Drawings, See Page 5.)

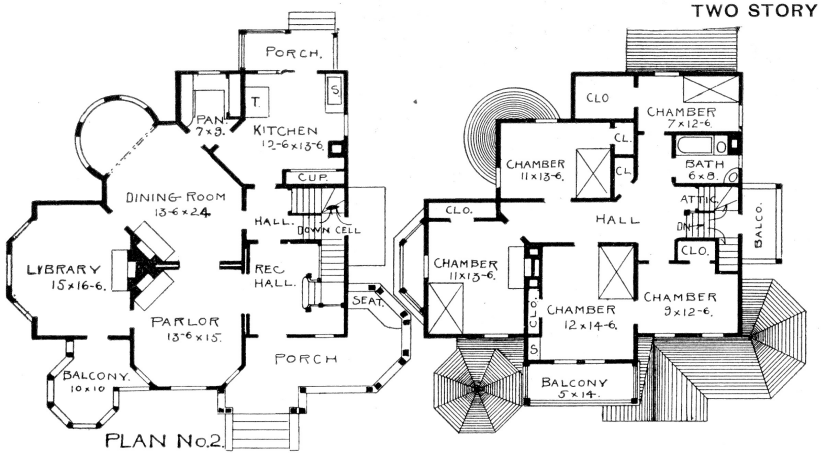


PLAN No. 1.

SIZE—48 x 47 feet. Height of first story, 10 feet; second story, 9 feet 2 inches.



TWO STORY HOUSE.



PLAN No. 2.

SIZE—51 x 50 feet. Height of first story, 10 feet; second story, 9 feet 2 inches.

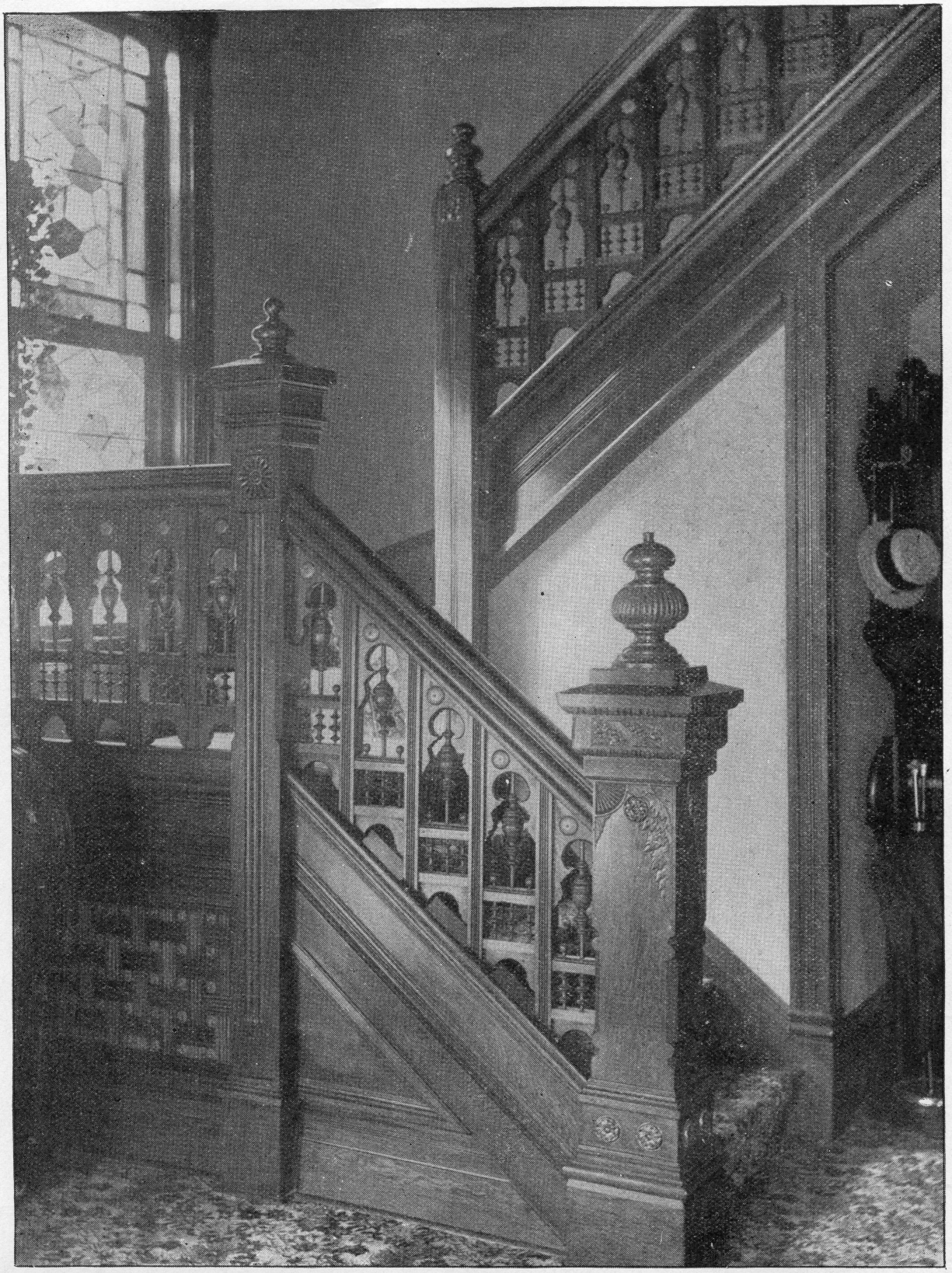
DESIGN No. 84.

Estimated Cost to Build: Plan No. 1, $3,400 to $3,600; Plan No. 2, $3,600 to $4,000.

THIS is a modern artistic house; the exterior trimming is so arranged as to be substantial and durable, and is a grand house to occupy a sightly position—a river view or the intersection of streets. The outside cellar-way is under the stair balcony, as seen in the engraving. The house has union stair-case, but we will make plans with back stairs cut off from front ones if desired.

Price of complete plans, with bill of materials, . . $40 00.

(Regarding Working Drawings, See Page 5.)

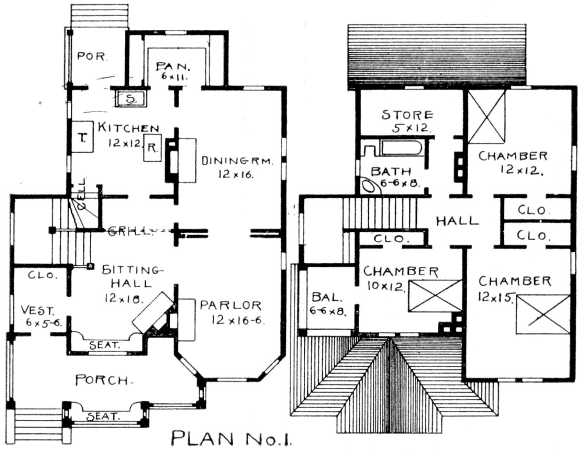


DESIGN No. 12.

THE above engraving is a view of hall staircase in Design No. 100. The above case is constructed in oak, finished antique. The small rosettes shown throughout the work are of tinted embossed tile of handsome pattern, and a very beautiful effect is obtained by their use, though a good effect can be had without them. It can be used in many of the plans in this book.

DESIGN No. 13.

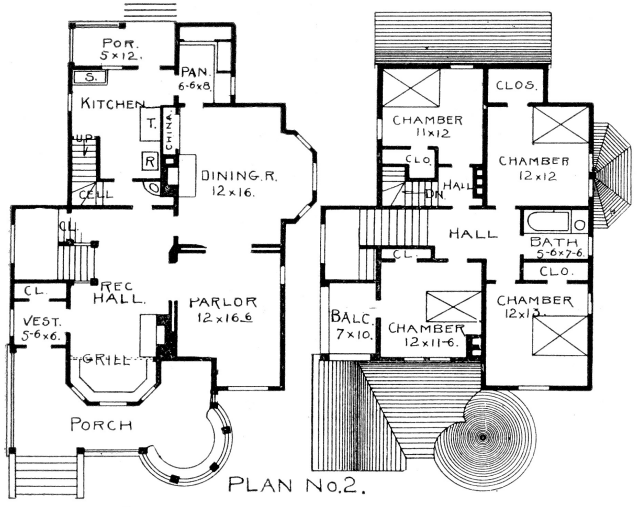
On this page we present a view of staircase and hall, which may be applied to many of the designs in this book.



PLAN No. 1.

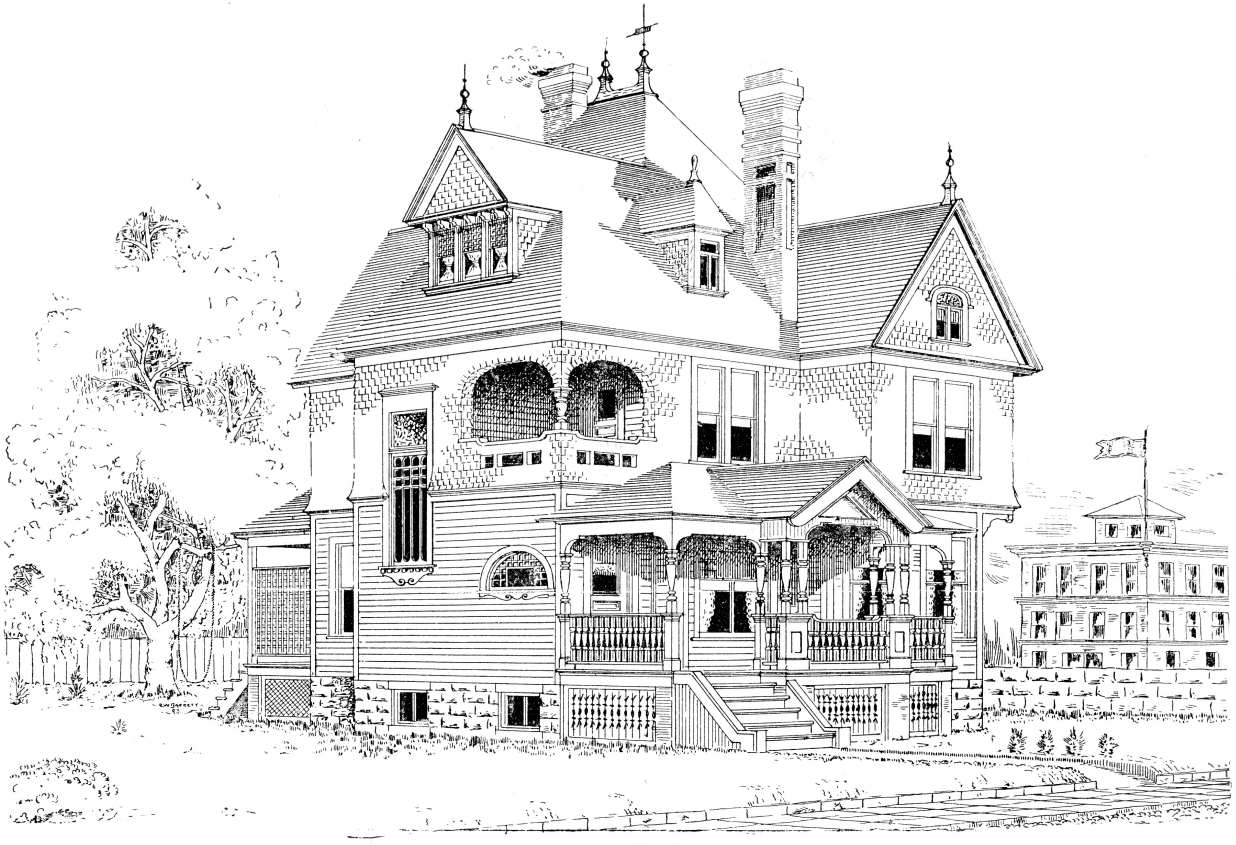
SIZE—33 x 44 feet. Height of first story, 9 feet; second story, 8 feet 2 inches.

Can furnish above plan with height of stories same as in Plan No. 2.



PLAN No. 2.

SIZE—35 x 54 feet. Height of first story, 10 feet; second story, 9 feet 2 inches.



TWO STORY HOUSE.

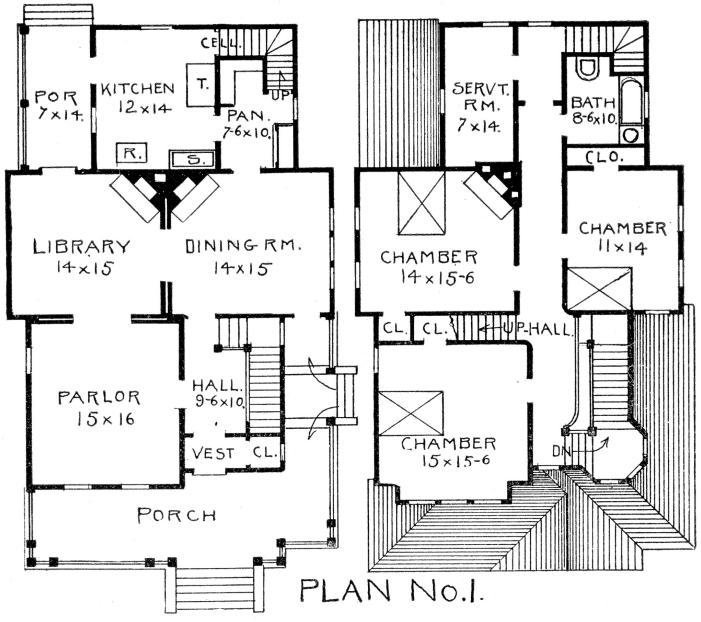
DESIGN No. 85.

Estimated Cost to Build: Plan No. 1, $2,300 to $2,500; Plan No. 2, $2,700 to $3,000.

For a house of this price, we could offer you no more artistic or convenient one than the above design. If desired we can add back stairs to Plan No. 1, same as Plan No. 2, with little additional cost, and the circle part of the porch, on Plan No. 2, can be left off, although it is a very nice feature of the design. We can also furnish the plans, with another room added on the rear to serve as a kitchen, with back stairs, pantry, etc., converting the present kitchen into a bed-room or dining-room, thus making four rooms on the first floor of either plan. The reception hall, with its large vestibule, window seat, fire-place and handsome stairs and grill, makes a complete room.

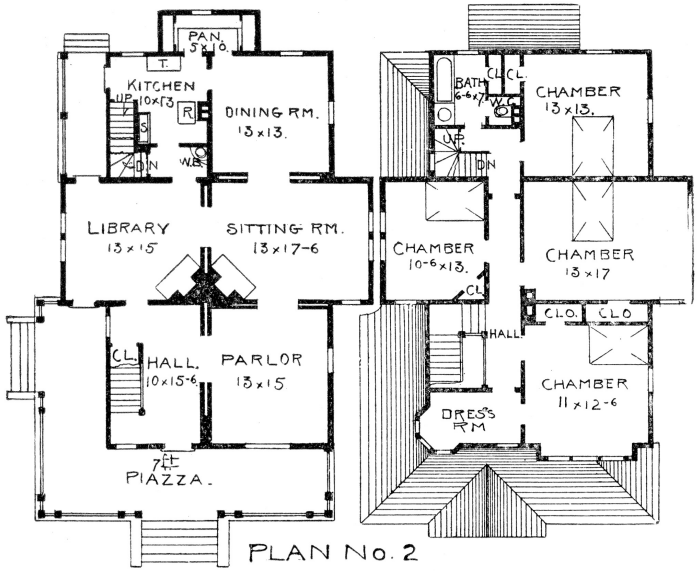
Price of complete plans, with bill of materials, ... $30 00

(Regarding Working Drawings, See Page 5.)



PLAN No. 1.

SIZE—32 x 55 feet. Height of first story, 10 feet; second story, 9 feet 2 inches.



PLAN No. 2

SIZE—37½ x 56 feet. Height of first story, 10 feet; second story, 9 feet 2 inches.

TWO STORY HOUSE

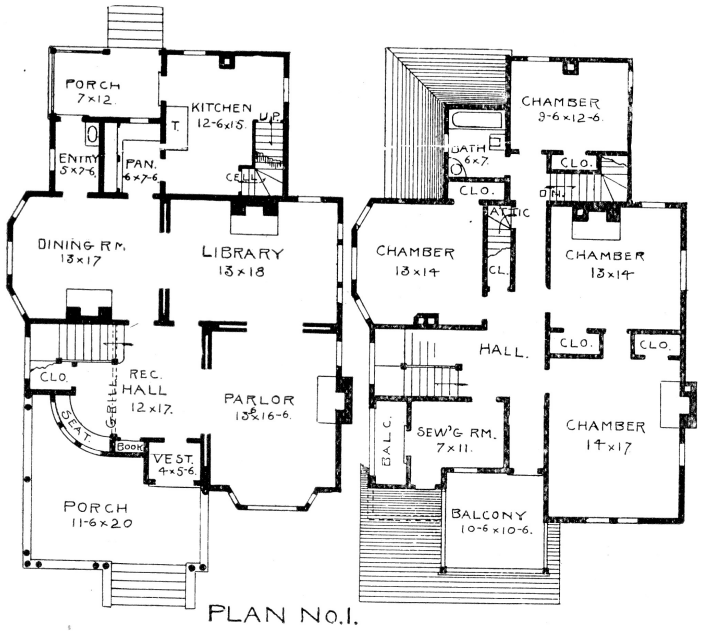
DESIGN No. 86.

Estimated Cost to Build: Plan No. 1, $3,000 to $3,200; Plan No. 2, $3,100 to $3,300.

THIS house was planned for erection at Bristol, Tenn., and makes a good home for any locality. One plan has eight rooms, the other nine, though each plan may be arranged for nine rooms if desired. More grates can be added to these plans when wanted without changing the drawings, though with furnace heat, additional grates would be rather an unnecessary expense.

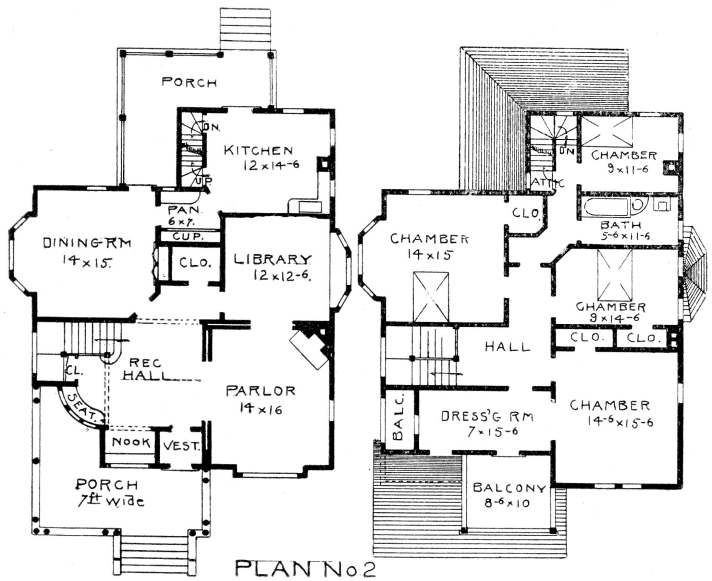
Price of complete plans, with bill of materials, . . . $35 00

(Regarding Working Drawings, See Page 5)



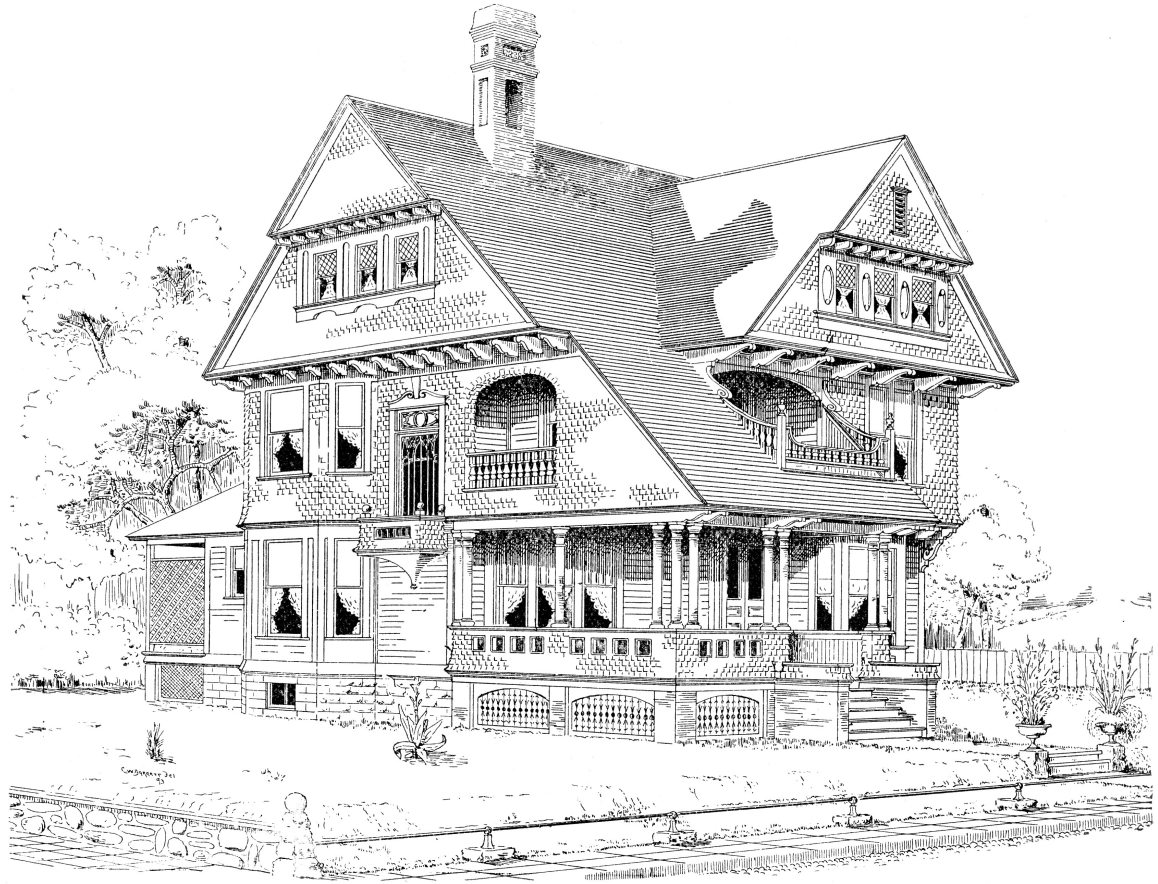
PLAN No. 1.

SIZE—46½ x 46 feet. Height of first story, 10 feet; second story, 9 feet.



PLAN No 2

SIZE—40 x 50 feet. Height of first story, 10 feet; second story, 9 feet 2 inches.



TWO STORY HOUSE.

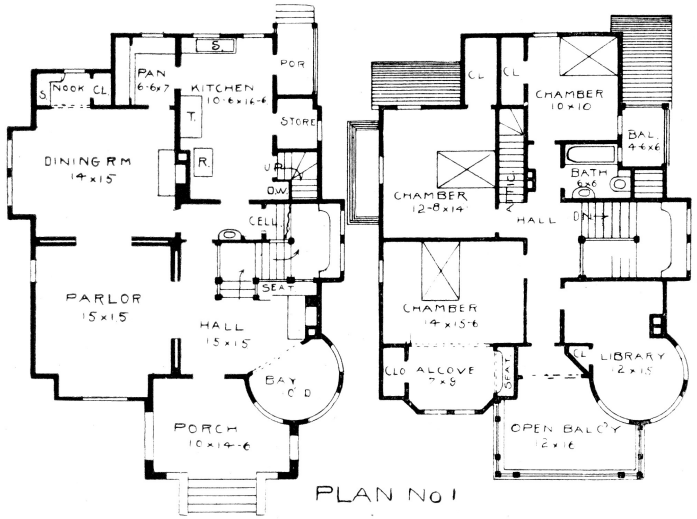
DESIGN No. 87.

Estimated Cost to Build: Plan No. 1, $3,600 to $3,900; Plan No. 2, $3,800 to $4,000.

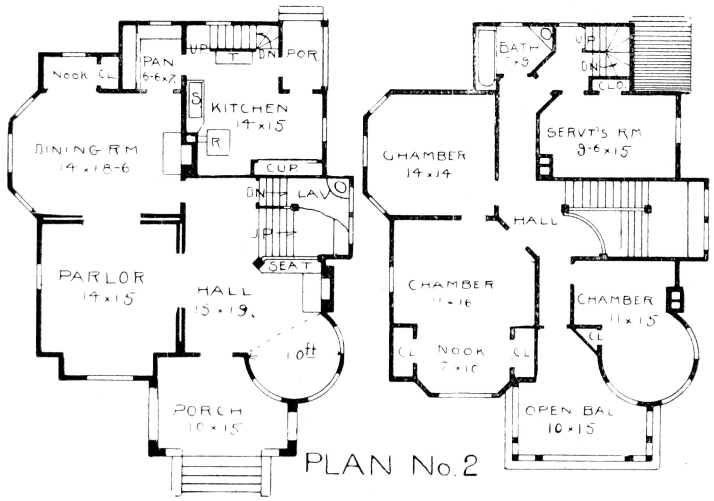
THE above is a design in the Colonial style. The front porch is very large, and the cozy retreat in the hall is a nice feature, being spanned by a grill arch, which is shown in Design No. 5, page 66. With both floors handily arranged, a nice, large attic and a well finished cellar, this house may be relied upon as one that will disappoint none who build it; the exterior presenting a most pleasing effect.

Price of complete plans, with bill of materials, ... $45 00

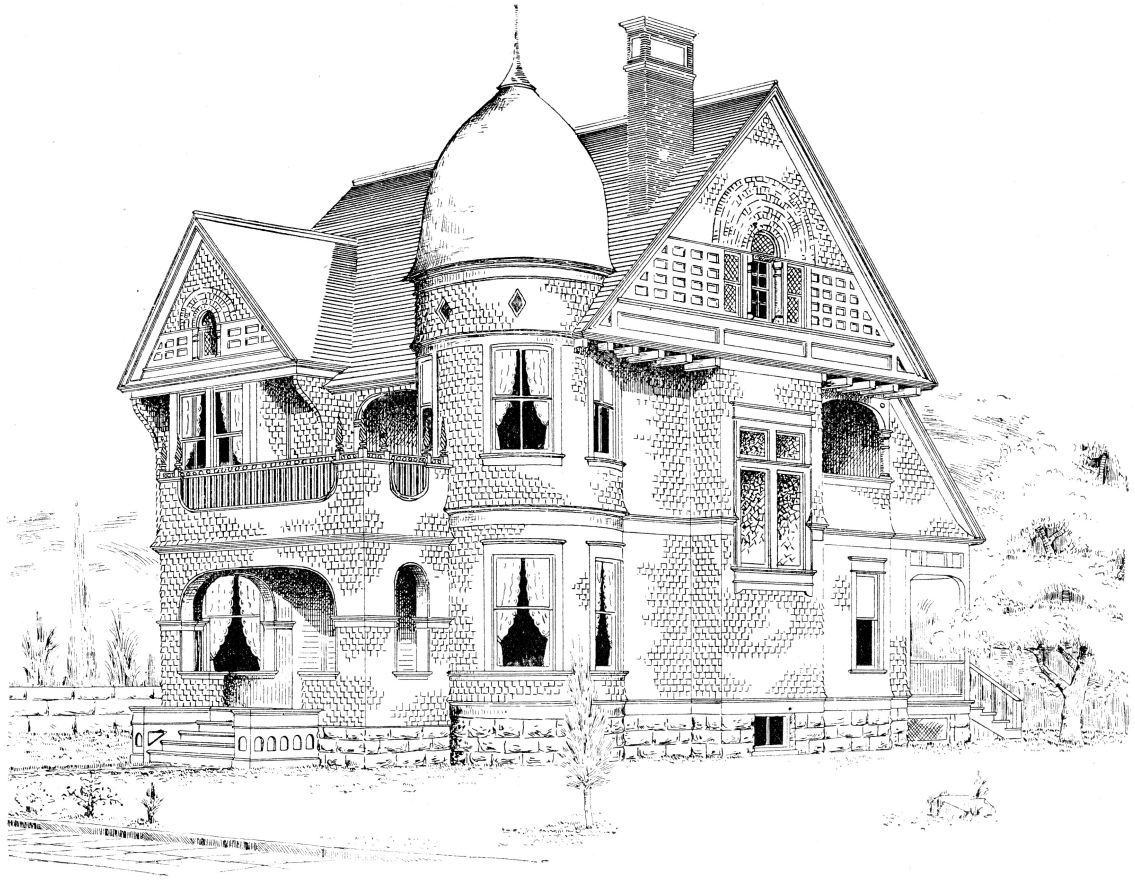
(*Regarding Working Drawings, See Page 5.*)



SIZE—37 x 48½ feet. Height of first story, 10 feet; second story, 9 feet.



SIZE—39½ x 48 feet. Height of first story, 10 feet; second story, 9 feet 2 inches.



TWO STORY HOUSE.

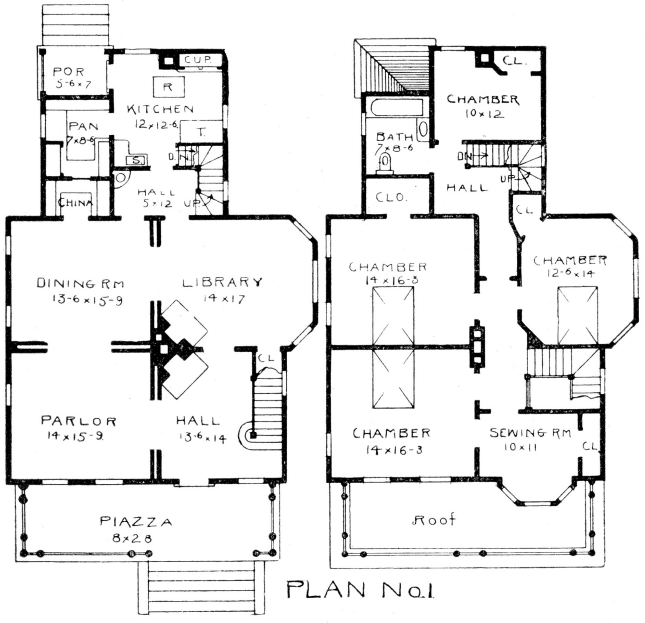
DESIGN No. 88.

Estimated Cost to Build: Plan No. 1, $3,800 to $4,000; Plan No. 2, $3,800 to $4,000.

THIS house is one, modern in style and unique in arrangement. The stair hall is intended to be an artistic reception and sitting-room. Grill design No. 1 will suit this apartment. The hall fire-place can be omitted with a saving of some $200, although its effect on the inside is highly artistic and is well worth the cost. The house will look 50 per cent. better when built than we can show it in the above engraving. We can furnish either plan when desired with another room on first floor to serve as kitchen.

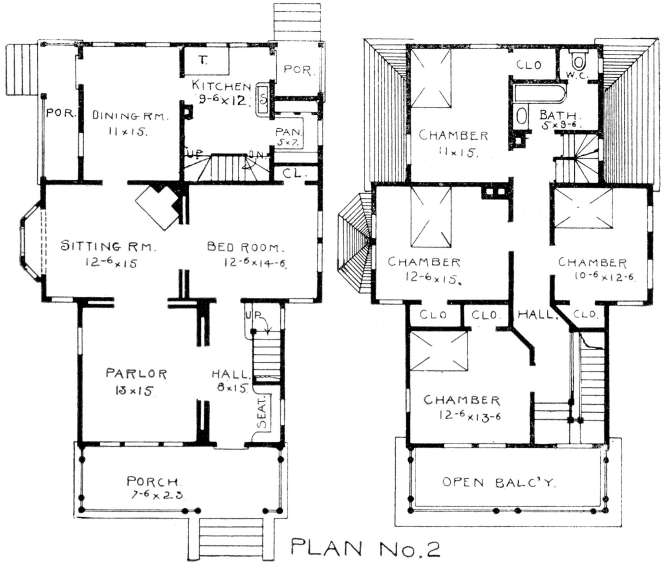
Price of complete plans, with bill of materials, ... $48 00

(Regarding Working Drawings, See Page 5.)



PLAN No. 1

SIZE—34 x 56 feet. Height of first story, 10 feet; second story, 9 feet 2 inches.



PLAN No. 2

SIZE—34 x 54 feet. Height of first story, 10 feet; second story, 9 feet 2 inches.

TWO STORY HOUSE.

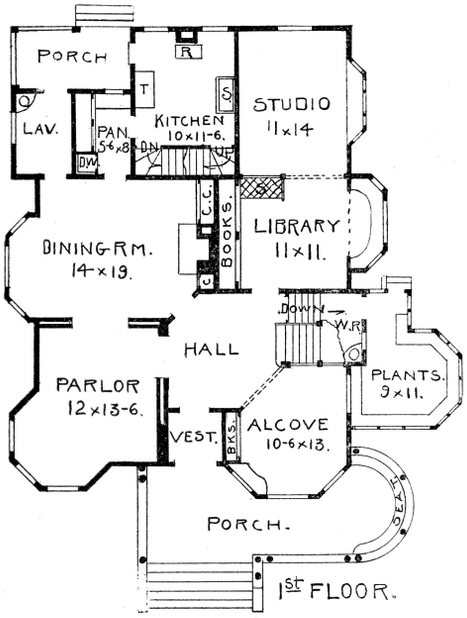
DESIGN No. 89.

Estimated Cost to Build: Plan No. 1, $2,800 to $3,000; Plan No. 2, $2,600 to $2,800.

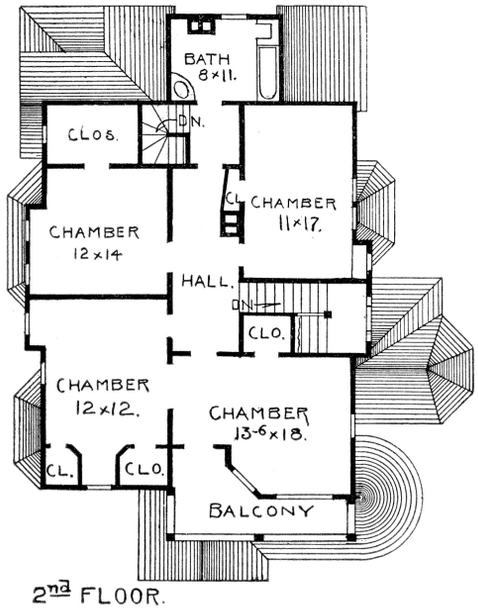
THE above house is one of good form and simple Colonial ideas, and has a broad Colonial porch across the entire front. It is such a home as is called for every day by those who want a nice, plain building, with a good amount of room at medium cost. In plan No. 2 the hall is reduced in size, omitting the bay with the tower effect on the second floor.

Price of complete plans, with bill of materials, ... $30 00

(Regarding Working Drawings, See Page 5.)



SIZE—45 x 54 feet. Height of first story, 10 feet; second story, 9 feet 2 inches.



TWO STORY HOUSE. *An Artist's Home.*

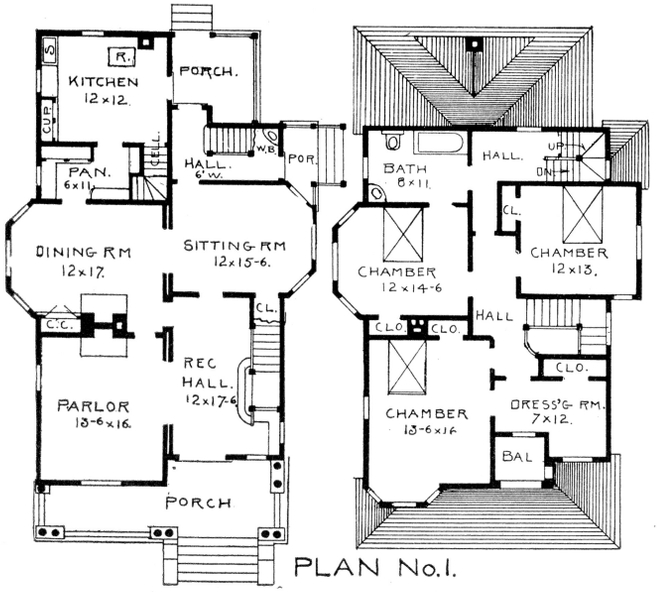
DESIGN No. 90.

Estimated Cost to Build: $3,800 to $4,000.

THIS house was arranged to meet the requirements of those who are of an artistic inclination, and want a home with some tasty and artistic corner in every room. It will make an excellent residence for a lawyer, doctor, minister, or any one with an artistic turn of mind. The studio can be converted into a law library, by placing a tier of shelves on the kitchen side of the room. Grill design No. 3 reversed, separates library from studio. Grills can be used in the parlor, hall, dining-room and library, if desired; all different styles.

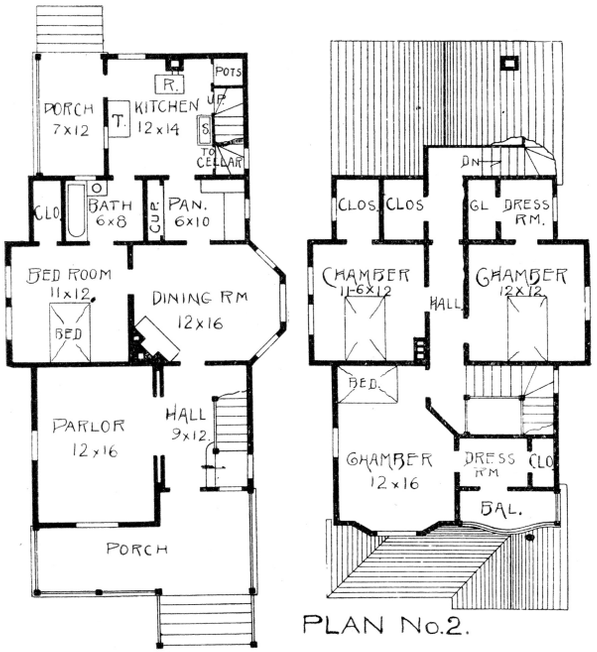
Price of complete plans, with bill of materials, ... $40 00

(*Regarding Working Drawings, See Page 5.*)



PLAN No. 1.

SIZE—34 x 57 feet. Height of first story, 10 feet; second story, 9 feet.



PLAN No. 2.

SIZE—39 x 55 feet. Height of first story, 10 feet; second story, 9 feet 2 inches.

TWO STORY HOUSE.

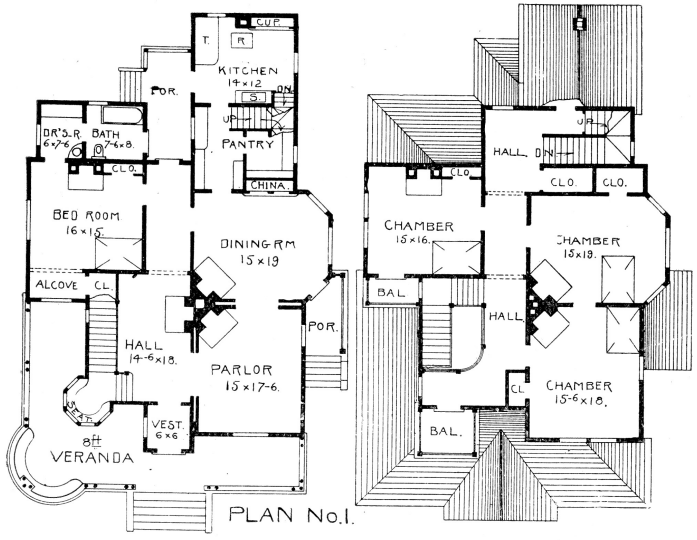
DESIGN No. 91.

Estimated Cost to Build: Plan No. 1, $3,000 to $3,300; Plan No. 2, $2,600 to $2,900.

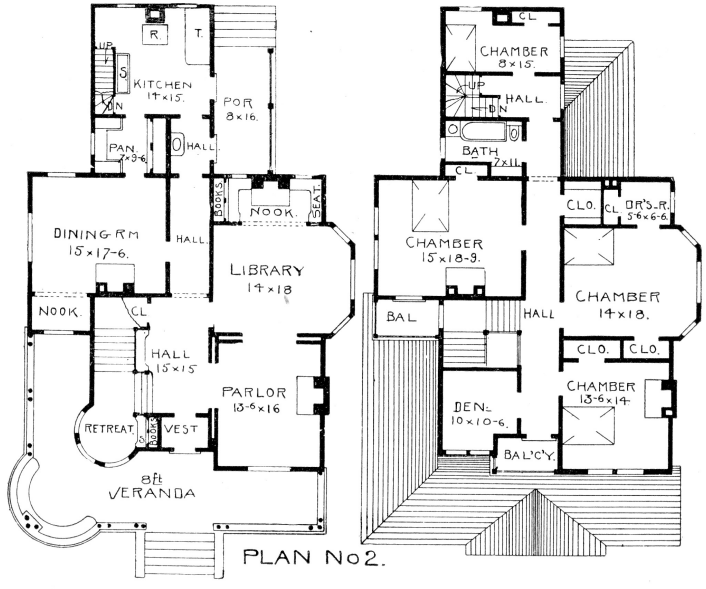
THIS is a splendid and substantial building of good arrangements and medium cost. A servant's room of good size can be obtained over the kitchen in both plans, by carrying up the walls a little higher, and at a cost of about $100.00 additional. We call special attention to the arrangement of these two plans.

Price of complete plans, with bill of materials, ... $38 00

(Regarding Working Drawings, See Page 5.)



SIZE—46 x 67 feet. Height of first story, 12 feet; second story, 11½ feet.



SIZE—45 x 70 feet. Height of first story, 10½ feet; second story, 10½ feet.

TWO STORY HOUSE.

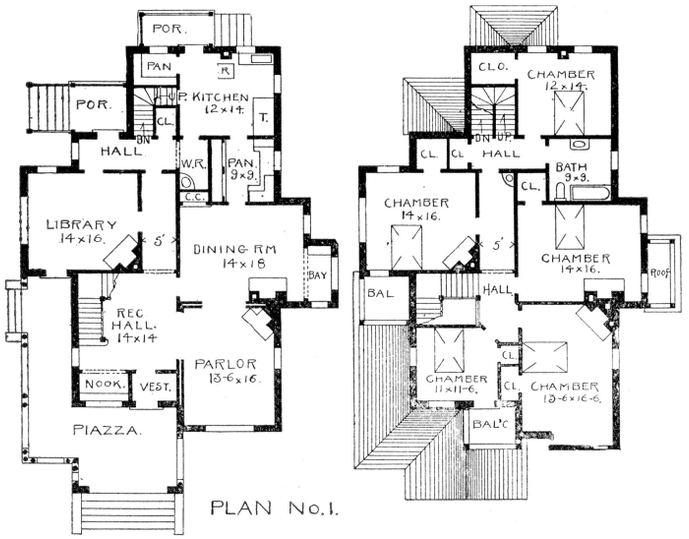
DESIGN No. 92.

Estimated Cost to Build: Plan No. 1, $5,400 to $5,800; Plan No. 2, $5,300 to $5,600.

THIS building was designed for a Southern home, but makes a good house for any climate by adopting some of our modern methods of heating. On the exterior we have a spacious and beautiful veranda, with all other features in good keeping, and the interior is arranged for a house with many modern conveniences, and all together it is one we can highly recommend.

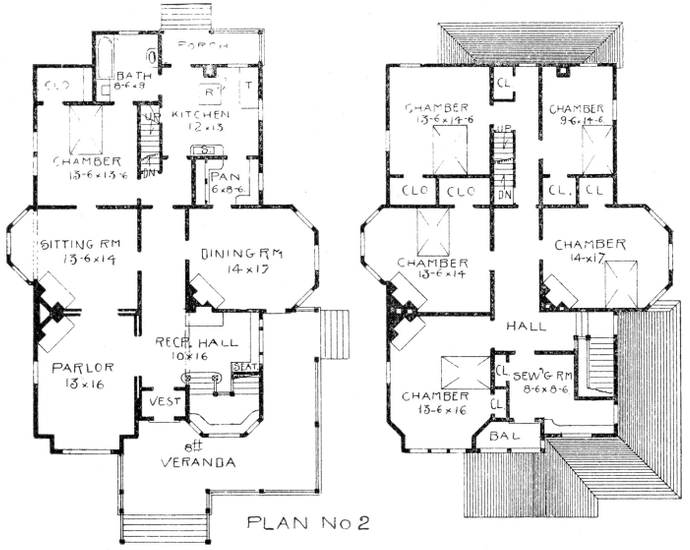
Price of complete plans, with bill of materials, . . . $60 00

(*Regarding Working Drawings, See Page 5.*)



PLAN No. 1.

SIZE—46 x 67 feet. Height of first story, 10 feet; second story, 10 feet.



PLAN No 2

SIZE—42 x 62 feet. Height of first story, 10½ feet; second story, 10 feet.

TWO STORY HOUSE.

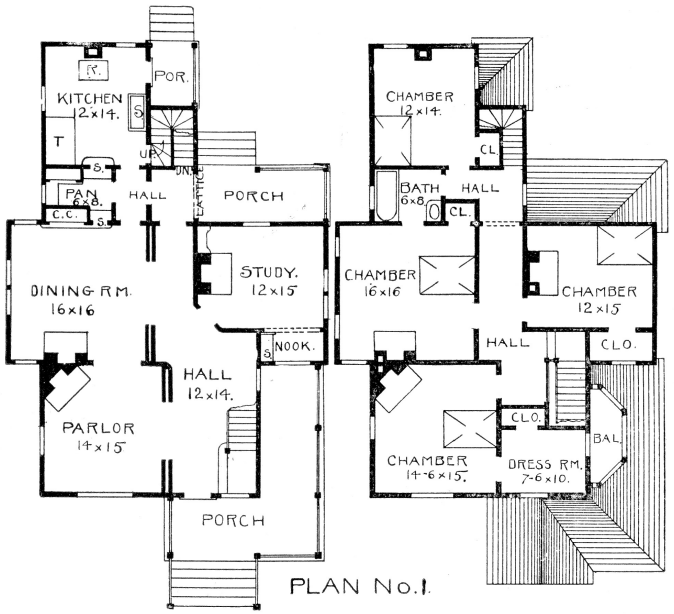
DESIGN No. 93.

Estimated Cost to Build: Plan No. 1, $7,000 to $8,000; Plan No. 2, $5,500 to $6,200.

WE SHOW here a large, convenient and compact house. In Plan No. 1 a large hall extends from front to rear. To the right of this hall, in the rear, is a convenient coat closet, which contains also a wash bowl. The exterior has a massive and commanding appearance, with splendid proportions and many attractive features not possible to show in our illustrations. Plan No. 1 is for brick veneered walls for first story, and frame for second story. Plan No. 2 is for frame throughout.

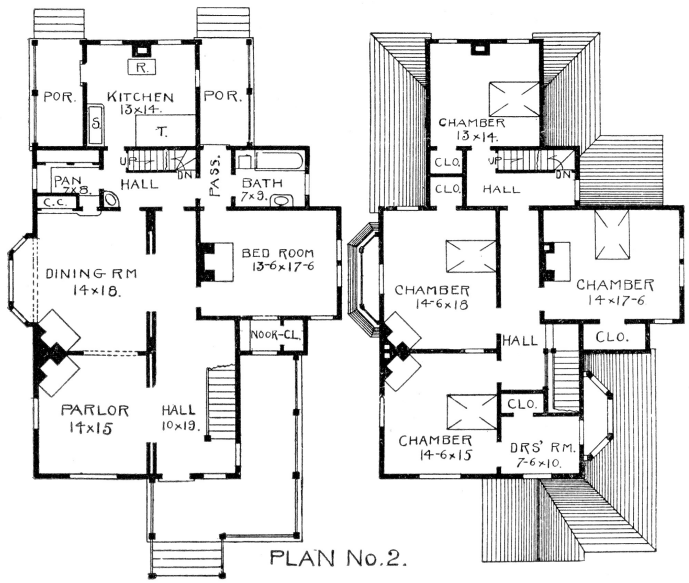
Price of complete plans, with bill of materials, . . . $75 00

(Regarding Working Drawings, See Page 5.)



PLAN No. 1.

SIZE—38 x 60 feet. Height of first story, 10 feet; second story, 9 feet.



PLAN No. 2.

SIZE—42 x 63 feet. Height of first story, 10½ feet; second story, 9½ feet.

TWO STORY HOUSE.

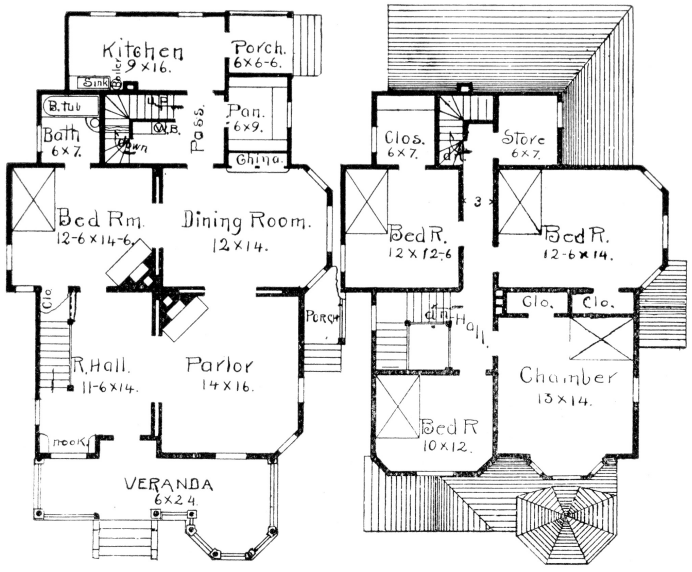
DESIGN No. 94.

Estimated Cost to Build: Plan No. 1, $2,900 to $3,300; Plan No. 2, $3,300 to $3,600.

THE floor plans of the house shown above are well adapted to Southern requirements, though when properly heated makes an excellent home for any climate. The gables are finished with timbers and rough cast, though shingles may be used with good results.

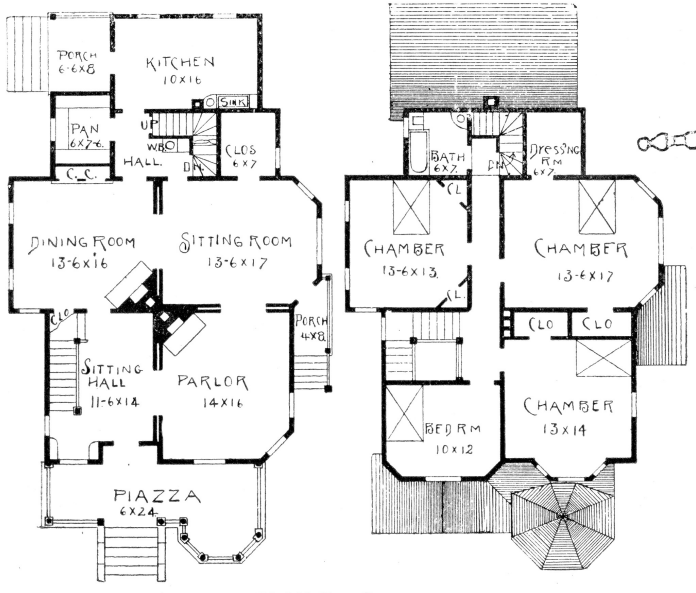
Price of complete plans, with bill of materials, ... $40 00

(Regarding Working Drawings, See Page 5.)



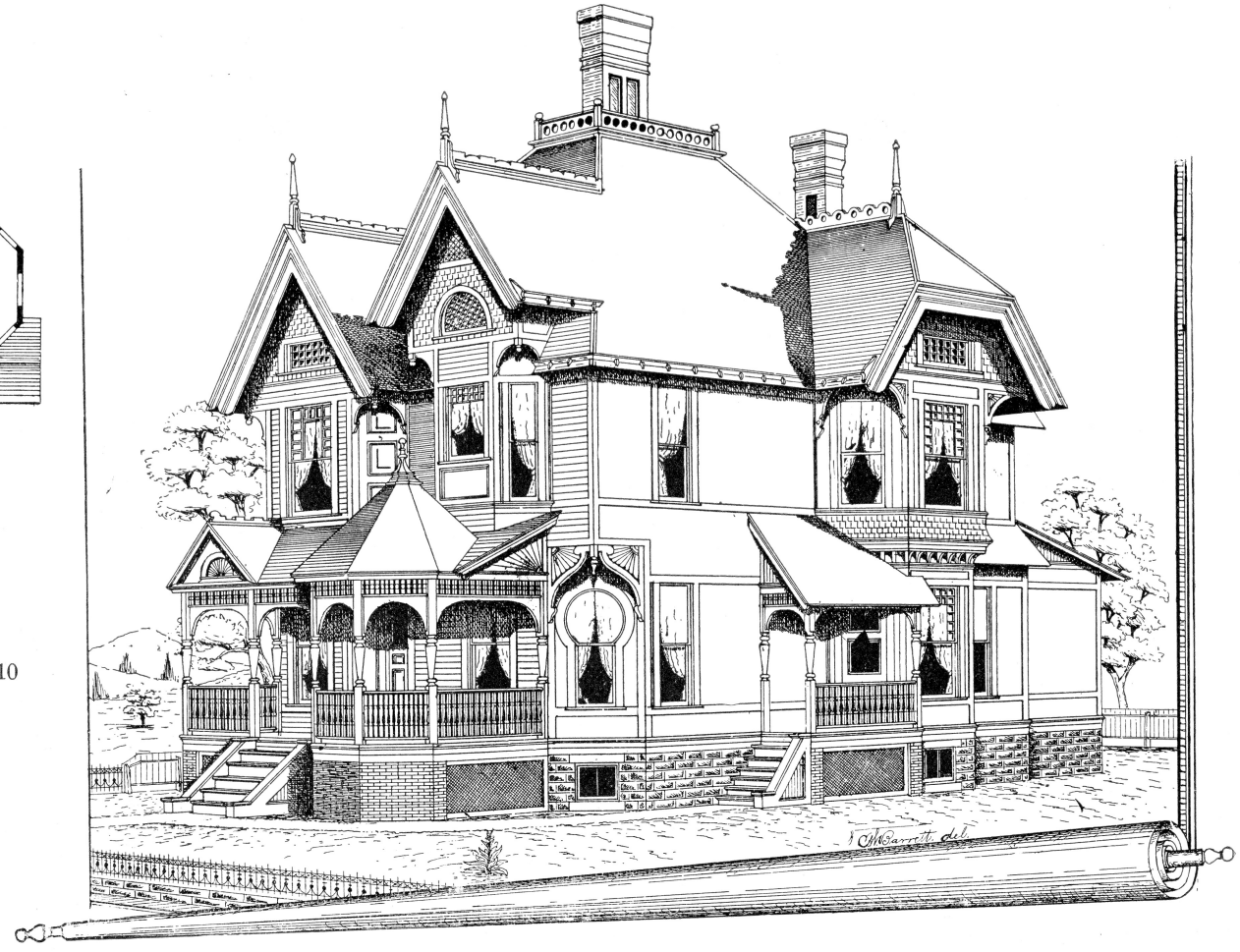
PLAN No. 1.

SIZE—30½ x 57½ feet. Height of first story, 10 feet; second story, 9 feet 2 inches.



PLAN No. 2.

SIZE—35½ x 59½ feet. Height of first story, 10 feet; second story, 9 feet 2 inches.



TWO STORY HOUSE.

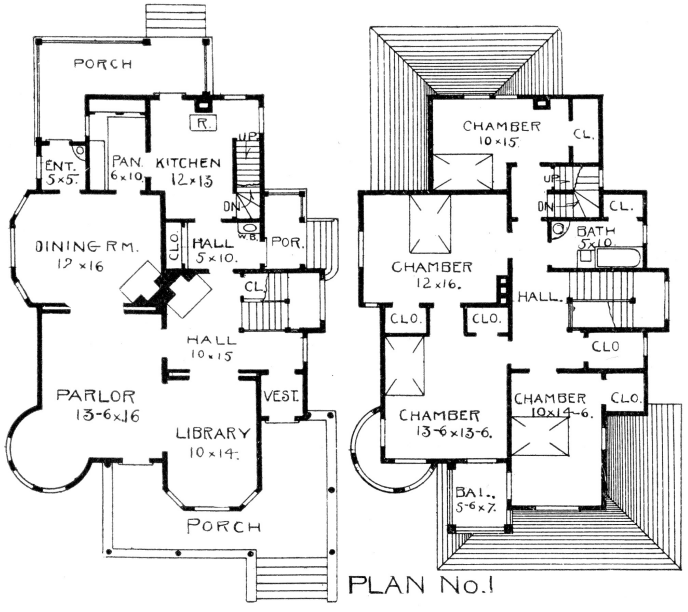
DESIGN No. 95.

Estimated Cost to Build: Plan No. 1, $3,400 to $3,800; Plan No. 2, $3,600 to $4,000.

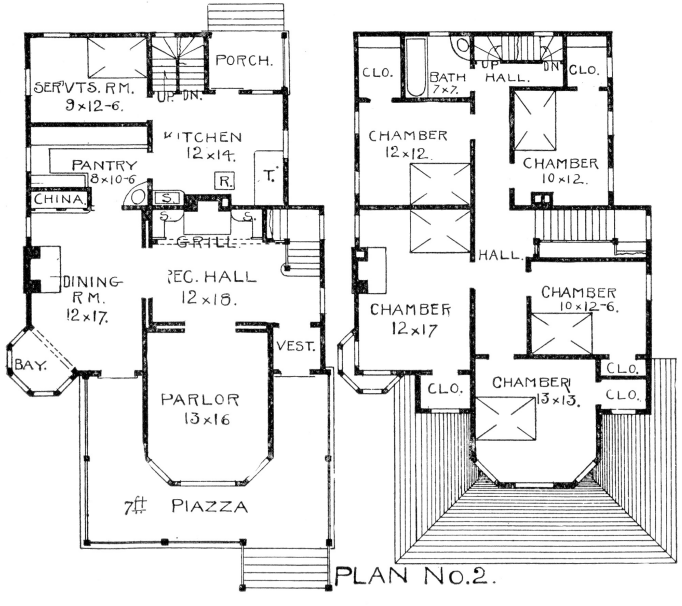
THE above is a very attractive design and has been erected a number of times from our plans, and we can say, from observation, that its appearance is very striking, especially as regards proportion, and much better than is shown in the engraving. The kitchen may be placed closer to the dining-room by placing the stairs back farther and throwing the space occupied by them into the kitchen. Otherwise the arrangement is as convenient as can be made; the entire floor being thrown together with sliding doors.

Price of complete plans, with bill of materials, ... $45 00

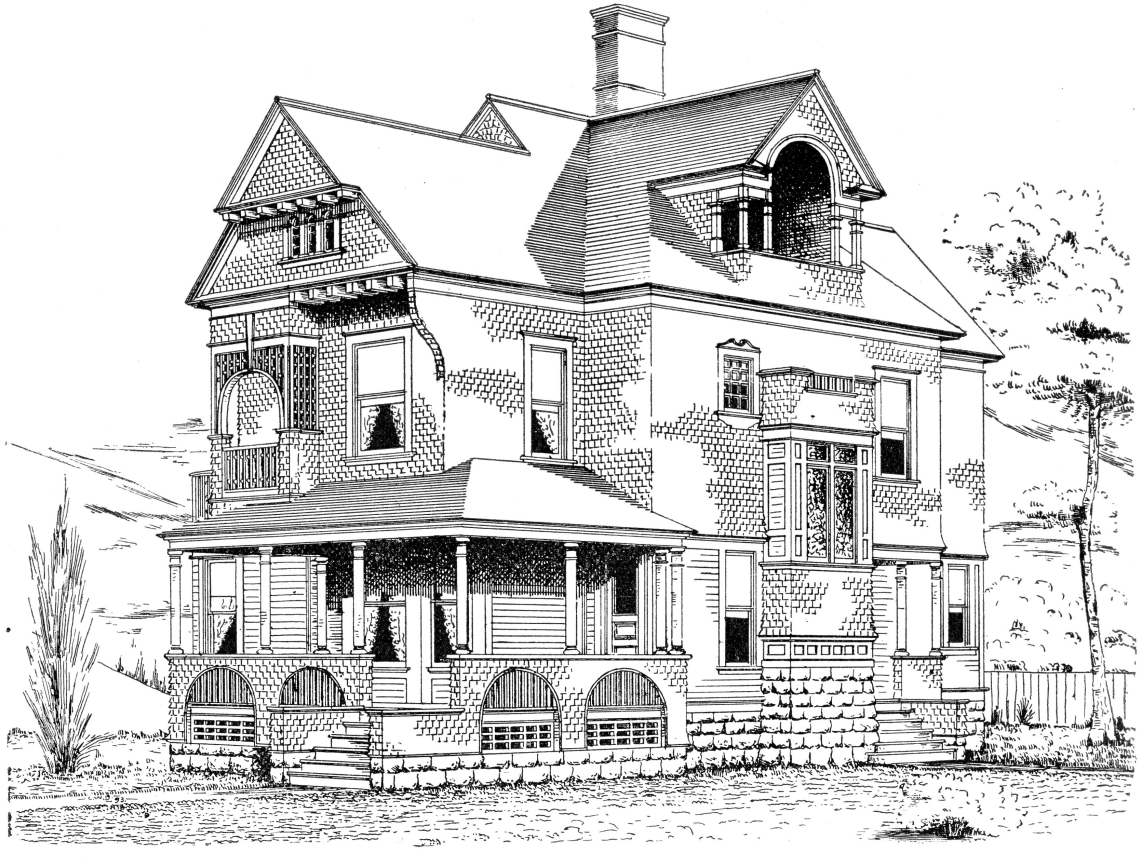
(Regarding Working Drawings, See Page 5.)



SIZE—34½x57 feet. Height of first story, 10 feet; second story, 9 feet.



SIZE—35½x55 feet. Height of first story, 10 feet; second story, 9 feet.



TWO STORY HOUSE.

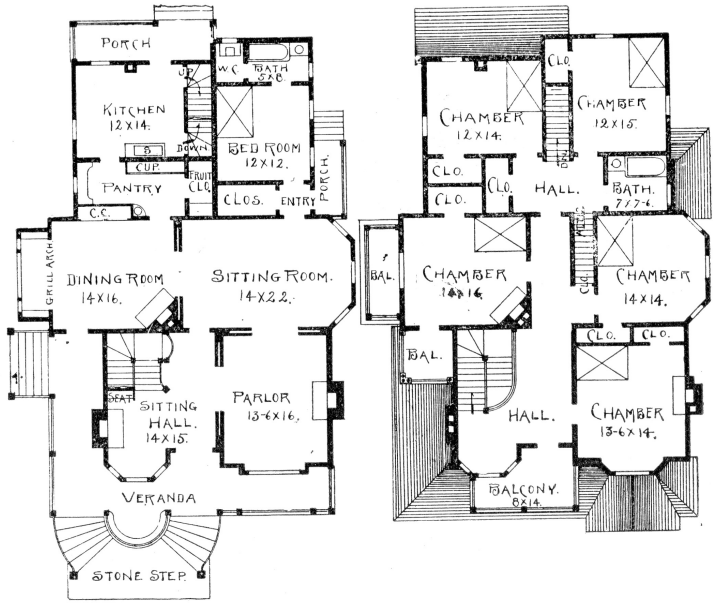
DESIGN No. 96.

Estimated Cost to Build: Plan No. 1, $3,400 to $3,800; Plan No. 2, $3,600 to $3,900.

THE front hall in plan No. 1 opens into a rear hall, in which is located a wardrobe, or coat closet, and a stationary washbowl, and opens out onto a side porch, thus making a convenient side entrance, from which either the front hall or kitchen can be reached. The hall in plan No. 2 has an artistic arrangement of fire places and seats, with book case under the stairs, with a neat grill arch to finish above the opening. The arrangement of these plans are styles much called for, and the price places this house within the reach of many.

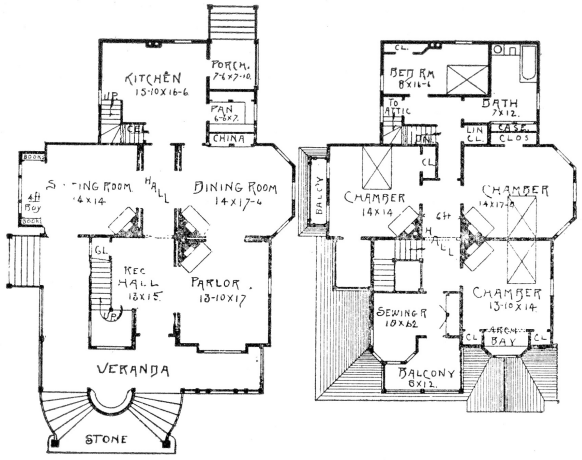
Price of complete plans, with bill of materials, . . . $40 00

(Regarding Working Drawings, See Page 5.)



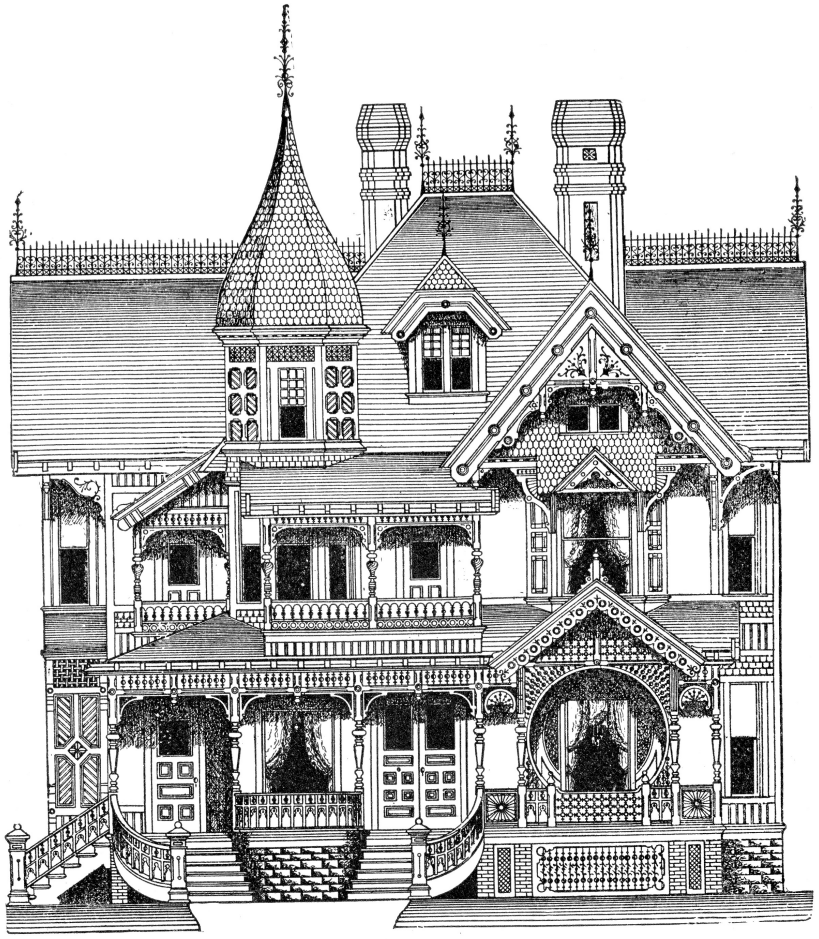
PLAN No. 1.

SIZE—42 x 59½ feet. Height of first story, 11 feet; second story, 10 feet.



PLAN No. 2.

SIZE—43 x 64 feet. Height of first story, 11 feet; second story, 10 feet.



TWO STORY HOUSE. FRONT.

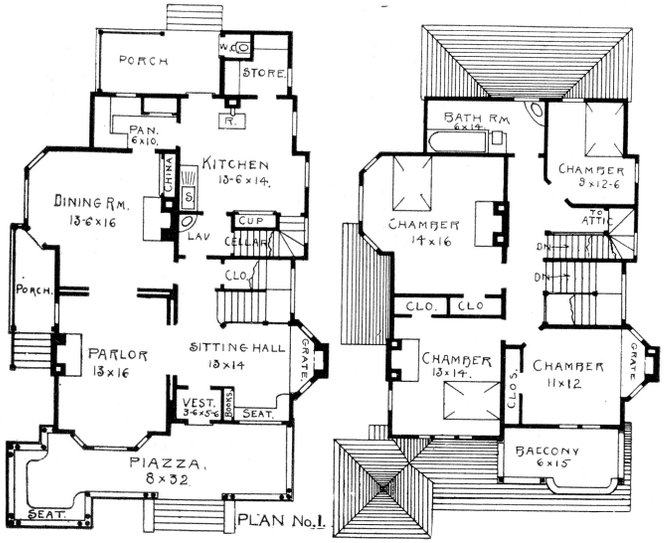
DESIGN No. 97.

Estimated Cost to Build: Plan No. 1, $5,200 to $6,000; Plan No. 2, $4,800 to $5,500.

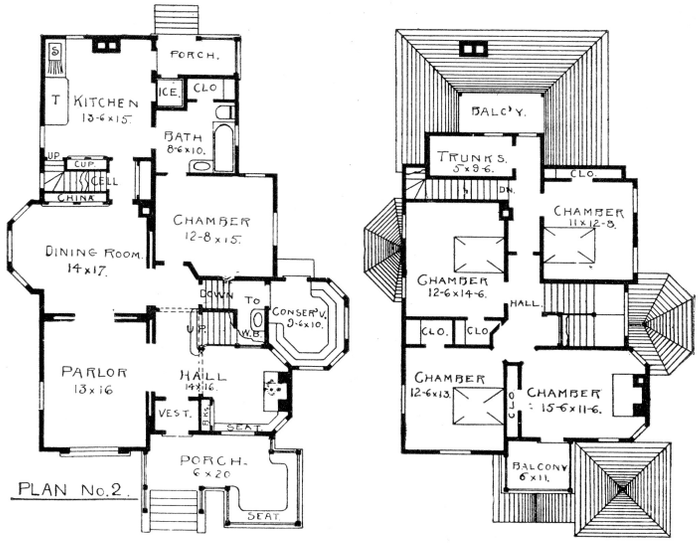
THIS is a very handsome design and has been erected a great many times with highly satisfactory results. One of the artistic features of this design is the veranda and broad steps. The building is highly ornamental, but all the work is heavy and substantial. The arrangement of the floor plans has been studied for convenience, with an abundance of room. The plans can be varied to suit Southern requirements, regarding which we invite correspondence.

Price of complete plans, with bill of materials, ... $75 00

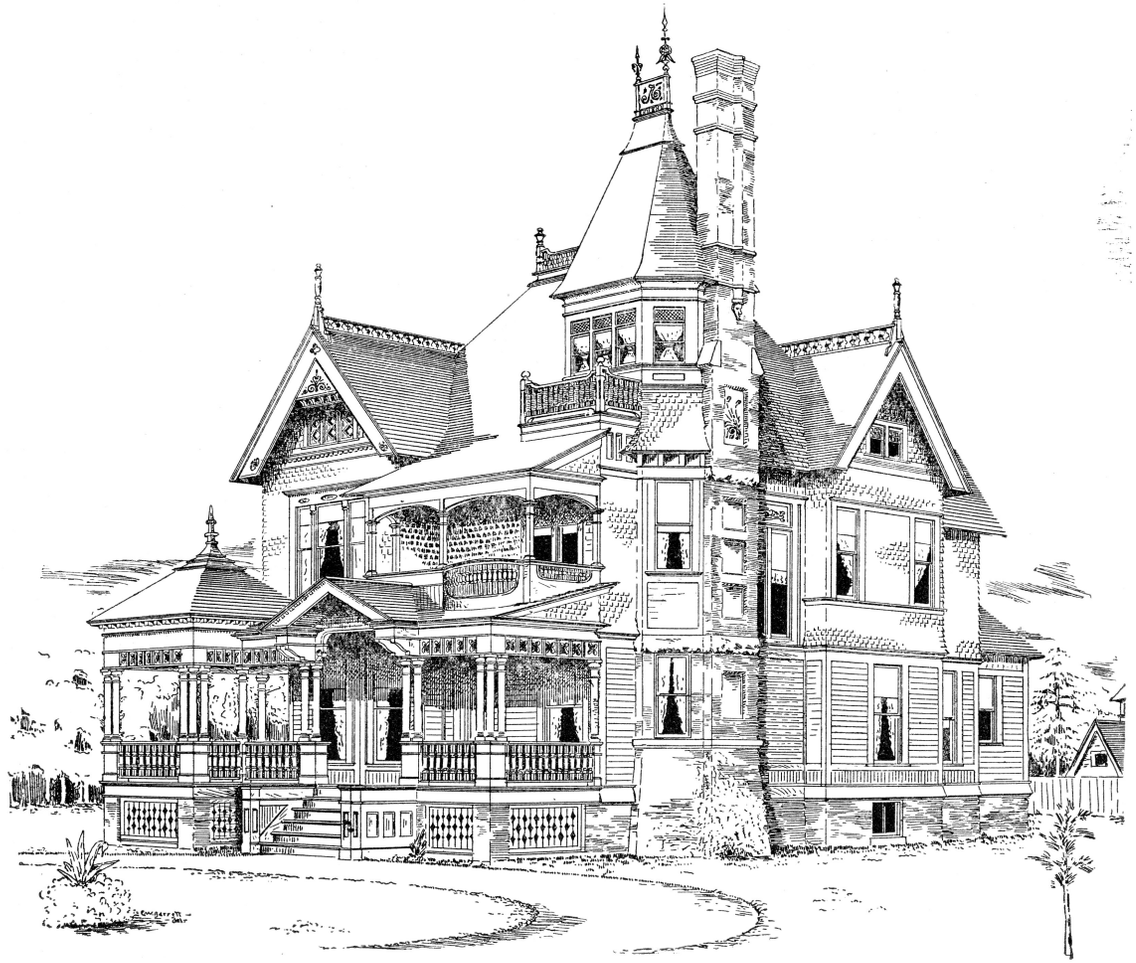
(Regarding Working Drawings, See Page 5.)



SIZE—37 x 59½ feet. Height of first story, 10 feet; second story, 9 feet.



SIZE—38 x 62 feet. Height of first story, 10 feet; second story, 9 feet.



TWO STORY HOUSE.

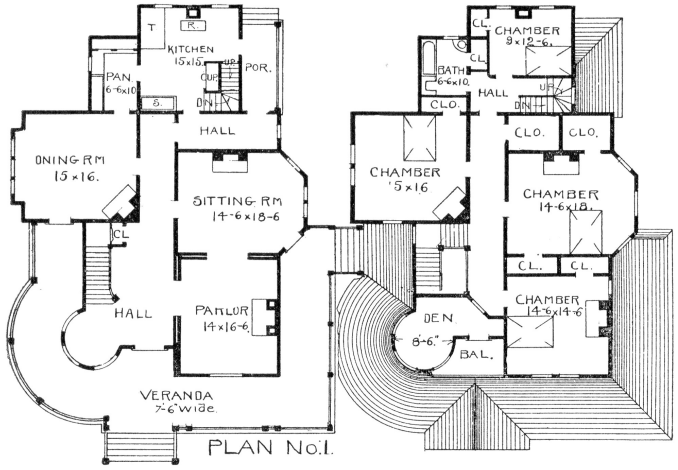
DESIGN No. 98.

Estimated Cost to Build: Plan No. 1, $4,000 to $4,500; Plan No. 2, $4,300 to $4,800.

PLAN No. 2 of this design was recently erected at Edgerton, Wis., and is said by the owners to be handsome and satisfactory. It is of same general design as Plan No. 1, but does not have the tower, or outside chimney. The tower effect would be nice without the chimney. The floor plans are arranged for an artistic reception hall, with convenient arrangement throughout.

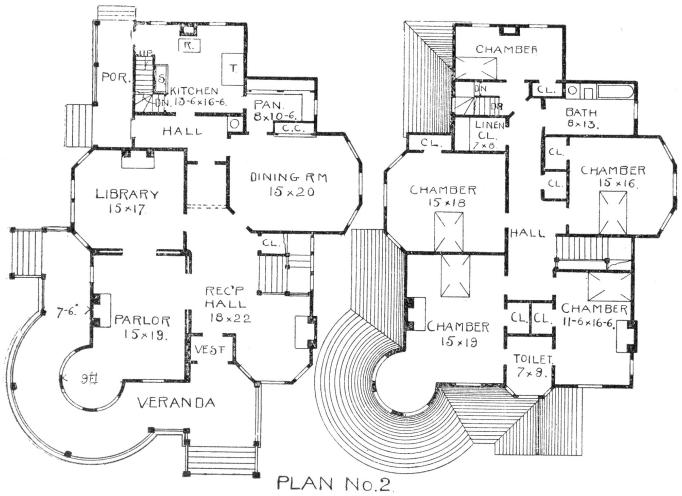
Price of complete plans, with bill of materials, . . . $45 00

(Regarding Working Drawings, See Page 5.)



PLAN No. 1.

SIZE—47 x 62 feet. Height of first story, 11 feet; second story, 10 feet.



PLAN No. 2.

SIZE—55 x 66 feet. Height of first story, 11 feet; second story, 10 feet.

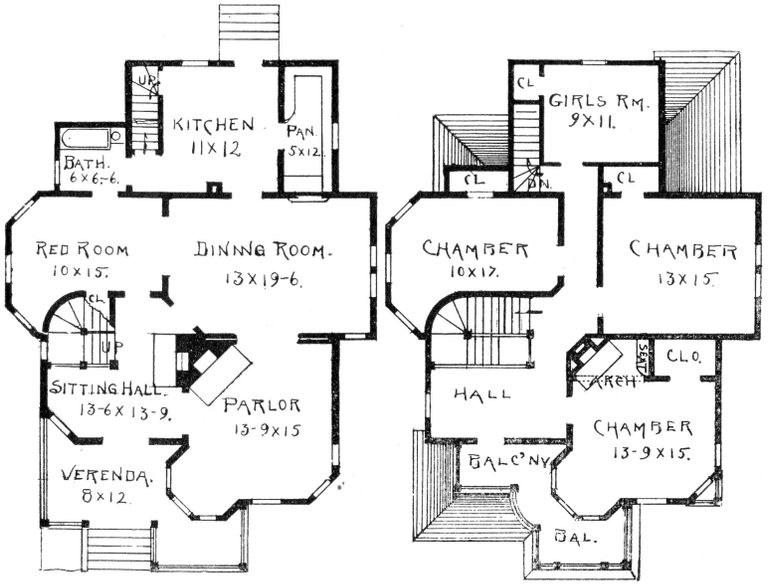
It is necessary to say but little about this design. It is somewhat Queen Anne in style, but we can furnish the drawings, with exterior of a more heavy, or a modern Romanesque style, similar to Designs Nos. 81 or 82.

Price of complete plans, with bill of materials, $65 00

(Regarding Working Drawings, See Page 5.)

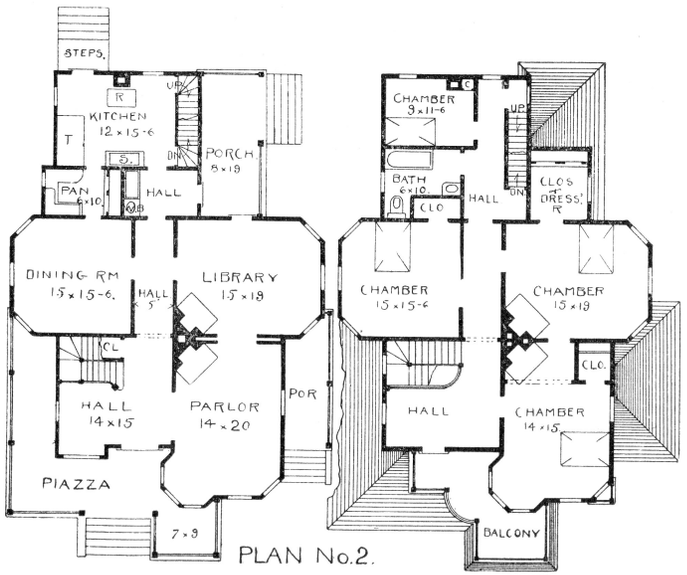
DESIGN No. 99.

Estimated Cost to Build: Plan No. 1, $5,200 to $6,000; Plan No. 2, $4,800 to $5,500.



PLAN No. 1.

SIZE—36 x 49½ feet. Height of first story, 10 feet; second story, 9 feet 2 inches.



PLAN No. 2.

SIZE—43 x 64 feet. Height of first story, 11 feet; second story, 10 feet.

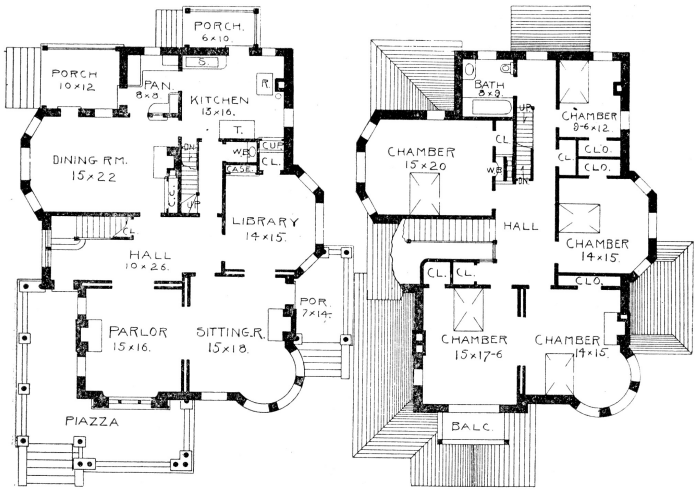
(Regular Working Drawings, See Page 5.)

DESIGN No. 100.

Estimated Cost to Build: Plan No. 1, $3,000 to $3,400; Plan No. 2, $4,500 to $5,200.

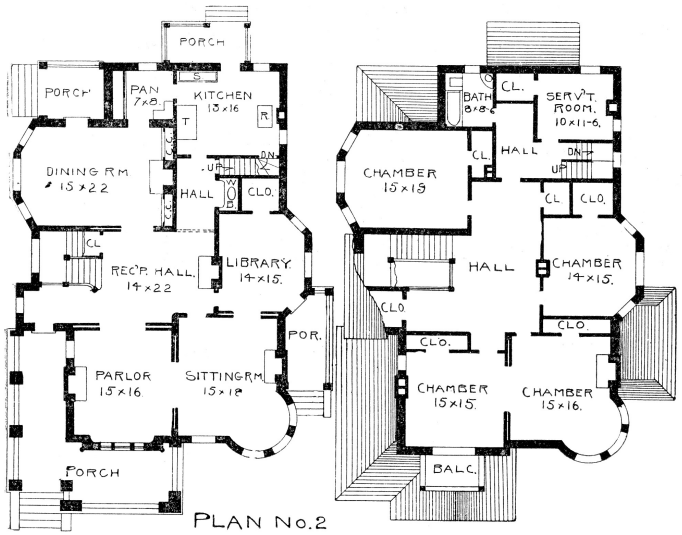
THIS is a house of artistic appearance, and is suitable for any locality. Its exterior design is such that either a center or corner lot may be selected on which to build it, and the great number of times it has been erected is proof of its popularity. The staircase, Design No. 12, on page 98, was photographed from the hall of this residence. This staircase can be used in most any design in this book.

Price of complete plans, with bill of materials—Plan No. 1, . $35 00
Price of complete plans, with bill of materials—Plan No. 2, . . 50 00



PLAN No. 1.

SIZE—50 x 71 feet. Height of first story, 11 feet; second story, 10 feet.



PLAN No. 2

SIZE—50 x 75 feet. Height of first story, 11 feet; second story, 10 feet.

TWO STORY HOUSE.

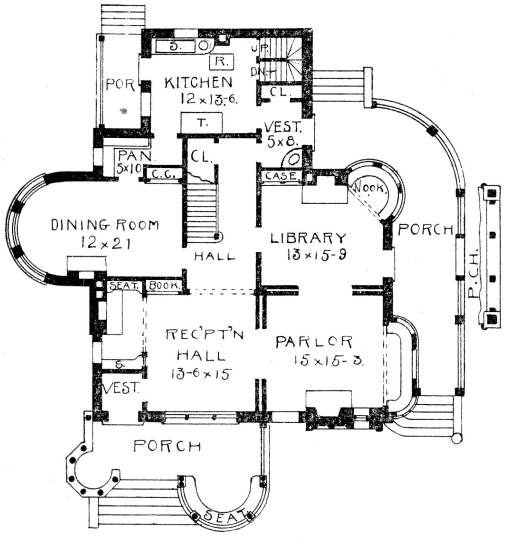
DESIGN No. 101.

Estimated Cost to Build: Plan No. 1, $8,000 to $10,000; Plan No. 2, $9,000 to $12,000.

THE above is a large and substantial residence in brick, with stone trimmings and slate roof. The estimate is made for interior finish of a character to be in keeping with a house of this class. The library can be converted into a bed-room, if desired, and would make a nice room for that purpose, as it connects with the sitting-room and hall. Our perspective does not do justice to the architectural effect of this building.

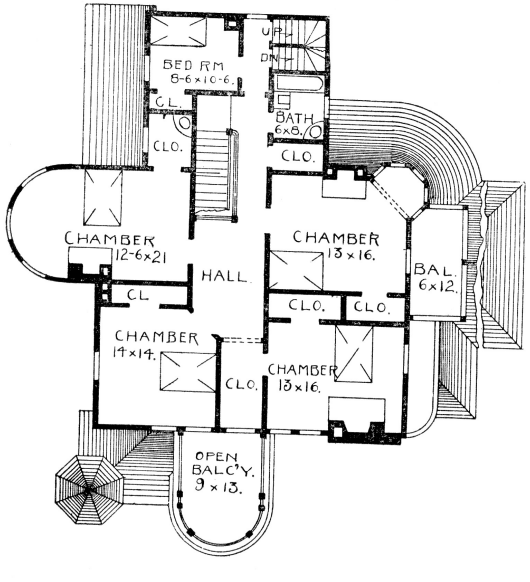
Price of complete plans and specifications, ... $120 00

(Regarding Working Drawings, See Page 5.)

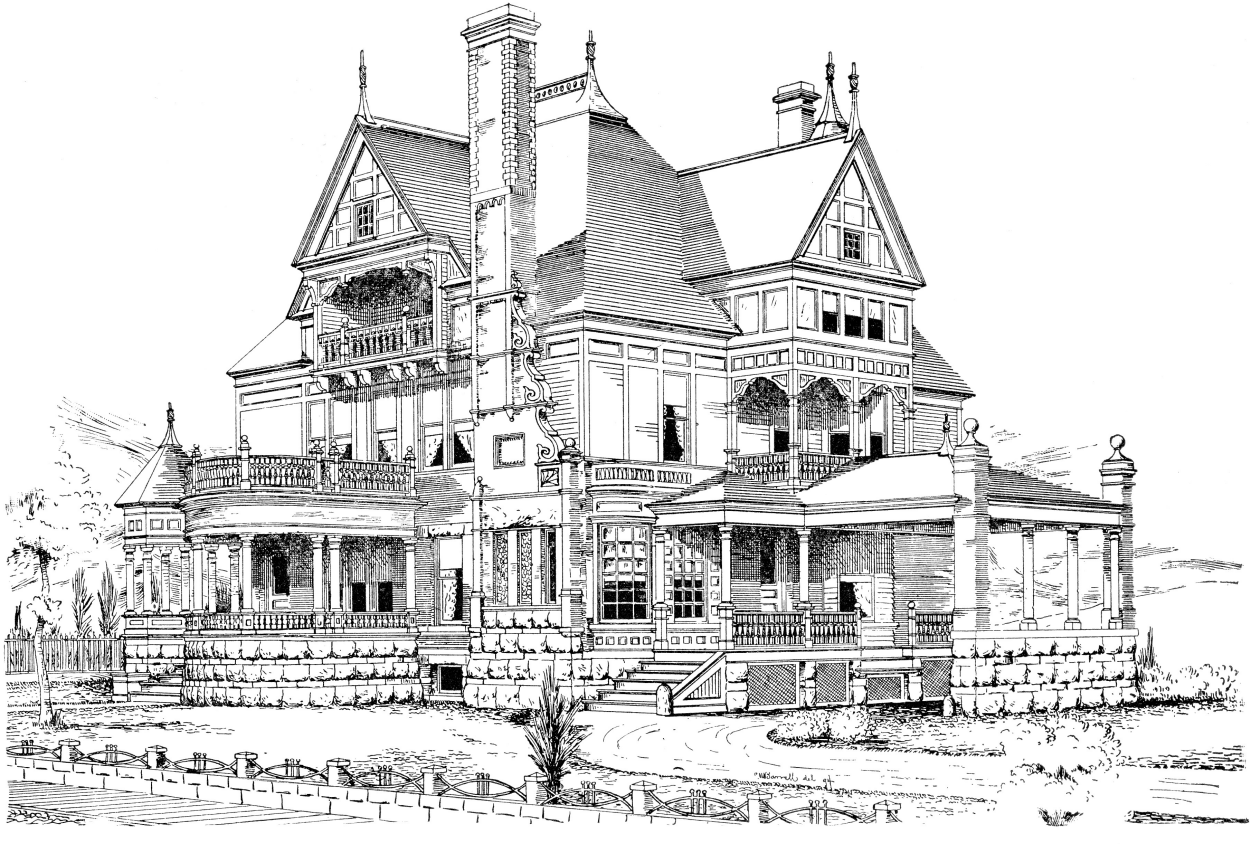


FIRST FLOOR.

SIZE—58x62½ feet. Height of first story, 10 feet; second story, 9 feet.



SECOND FLOOR.



TWO STORY HOUSE.

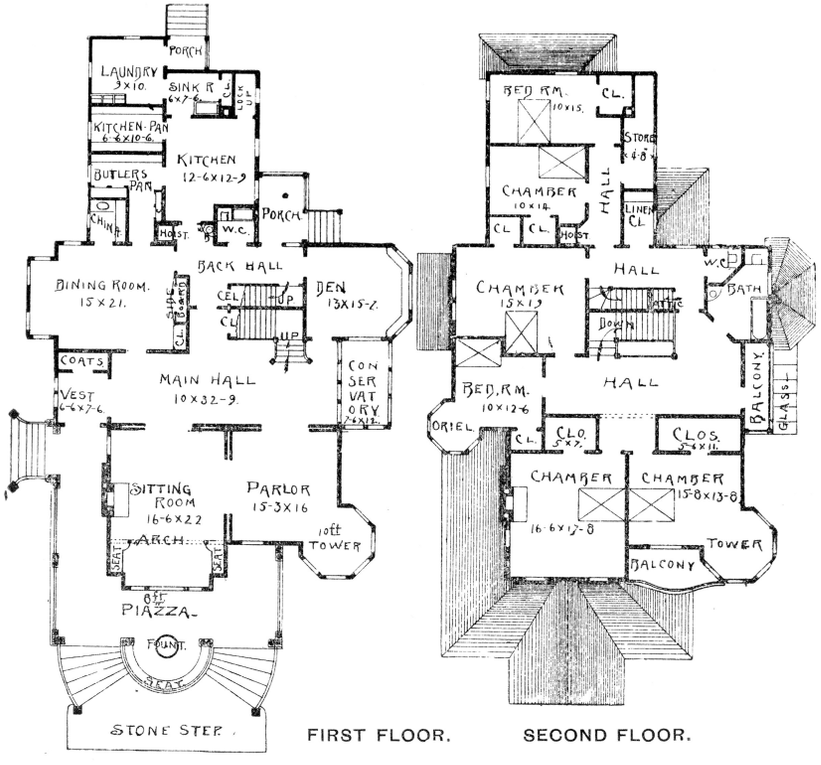
DESIGN No. 102.

Estimated Cost to Build: $6,500 to $7,400.

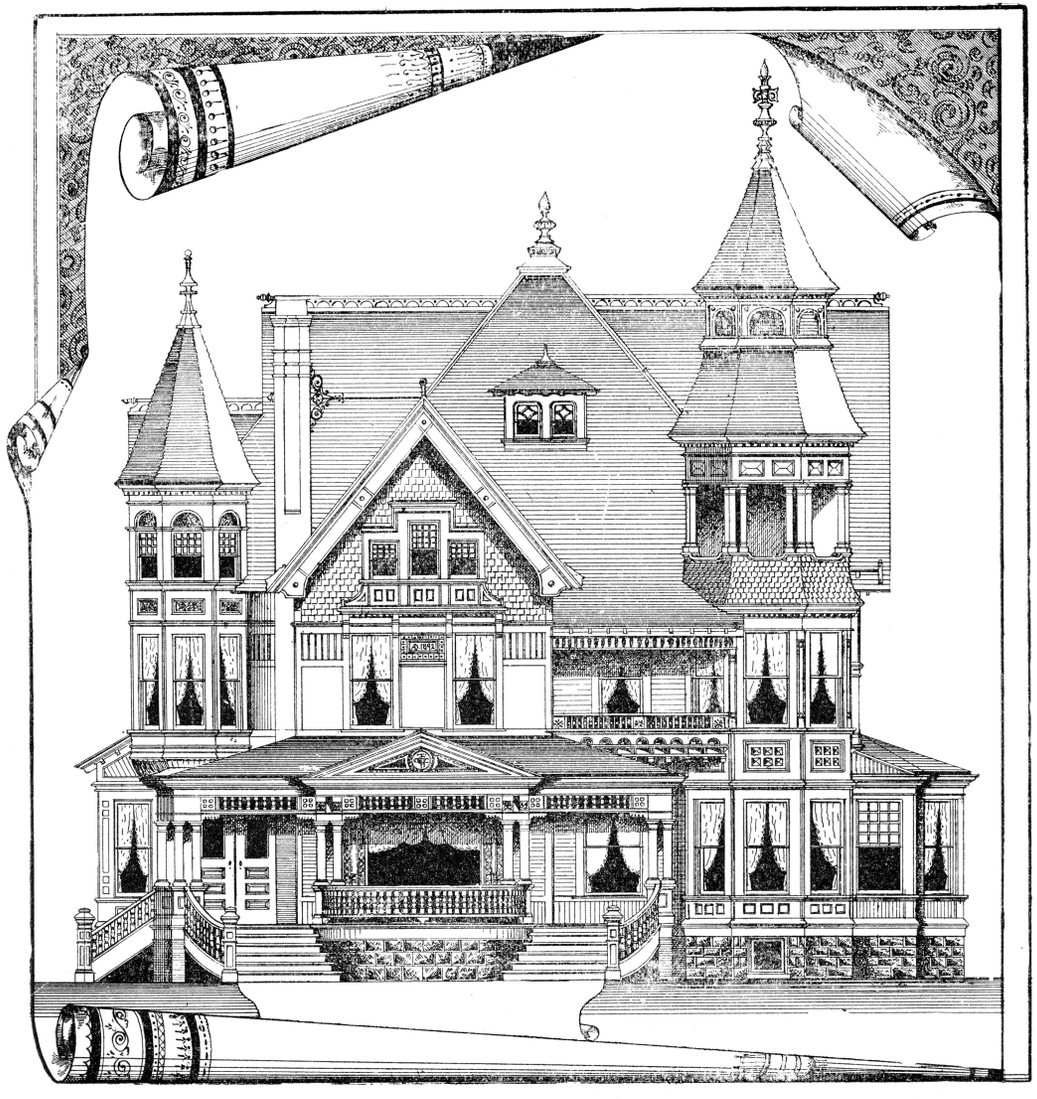
THIS design is well adapted for a country or suburban residence. The arrangement of the plan is unique, giving a handsome sitting hall, parlor and library, all of which are nicely connected. There are many striking features producing a modern and artistic effect. We can make plans with any desired changes, as per our remarks on page No. 8, under the head of changes. The dimensions given for the plans do not include porte-cochere.

Price of complete plans, ... $65 00

(Regarding Working Drawings, See Page 5.)



FIRST FLOOR. SECOND FLOOR.



SIZE—57 x 96 feet. Height of first story, 10 feet; second story, 9 feet.

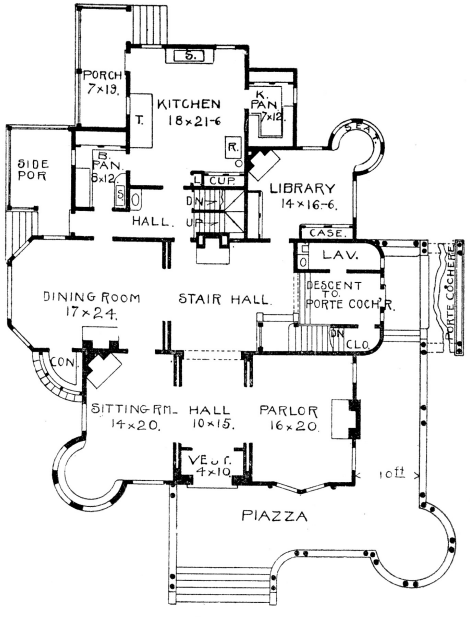
DESIGN No. 103.

Estimated Cost to Build: $14,000 to $18,000.

THIS is a frame structure, erected at Yarmouth, Nova Scotia, from our plans. The principal features are: Two rooms in front, broad handsome veranda, hall through the center, with a view to conservatory through a glass partition. The domestic arrangement is ample and convenient, and the entire house has many commendable features. We invite correspondence regarding buildings of this character.

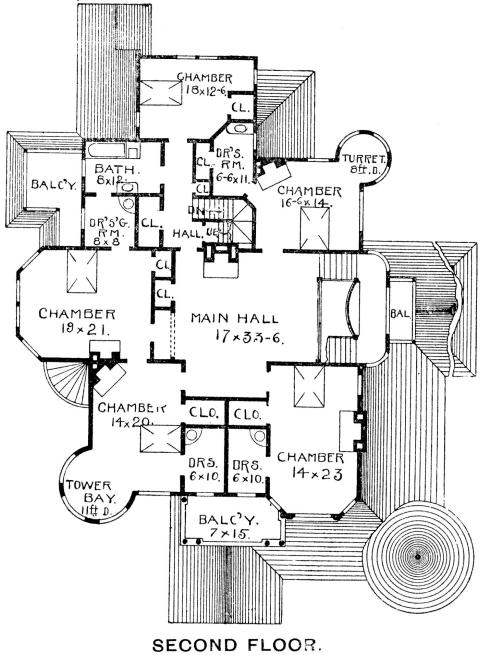
Price of complete plans and specifications, ... $250 00

(Regarding Working Drawings, See Page 5.)

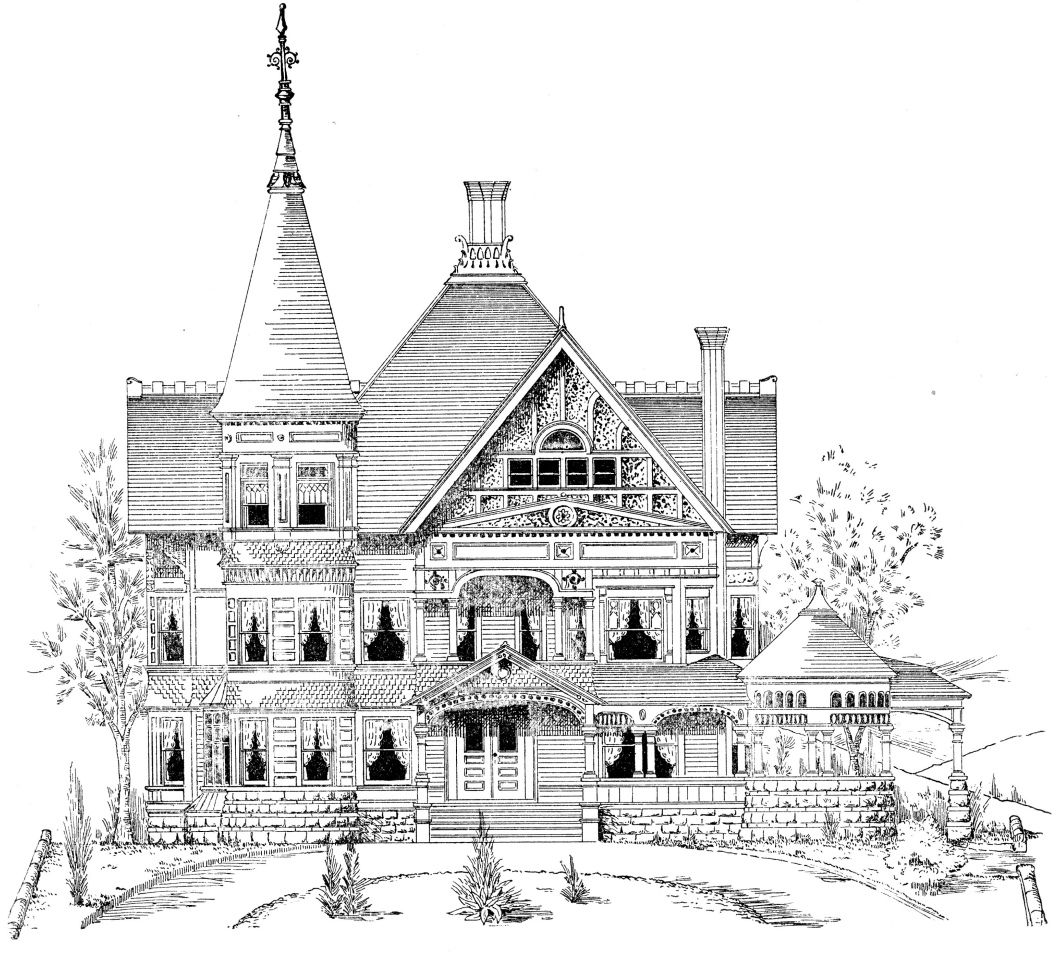


FIRST FLOOR.

SIZE—78x90 feet. Height of first story, 11 feet; second story, 10 feet.



SECOND FLOOR.



TWO STORY HOUSE.

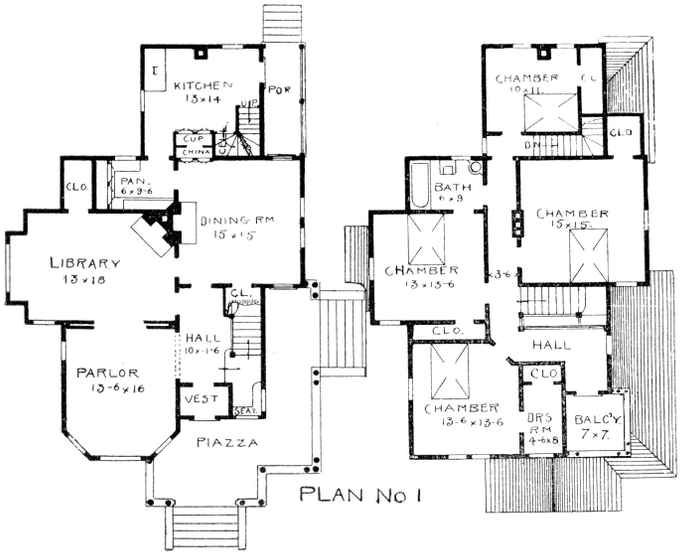
DESIGN No. 104.

Estimated Cost to Build: $18,000 to $24,000.

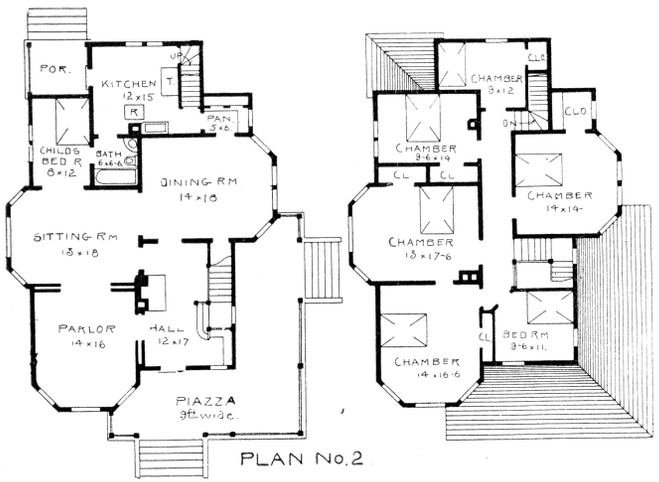
THE plan here presented is one of spacious rooms and beautiful halls, with an exterior striking and beautiful. We make a specialty of this class of work, and we invite correspondence regarding changes in these plans, or for working up sketches, or otherwise adopting any architectural style required. State your wants. We will meet them.

Price of complete plans, ... $350 00

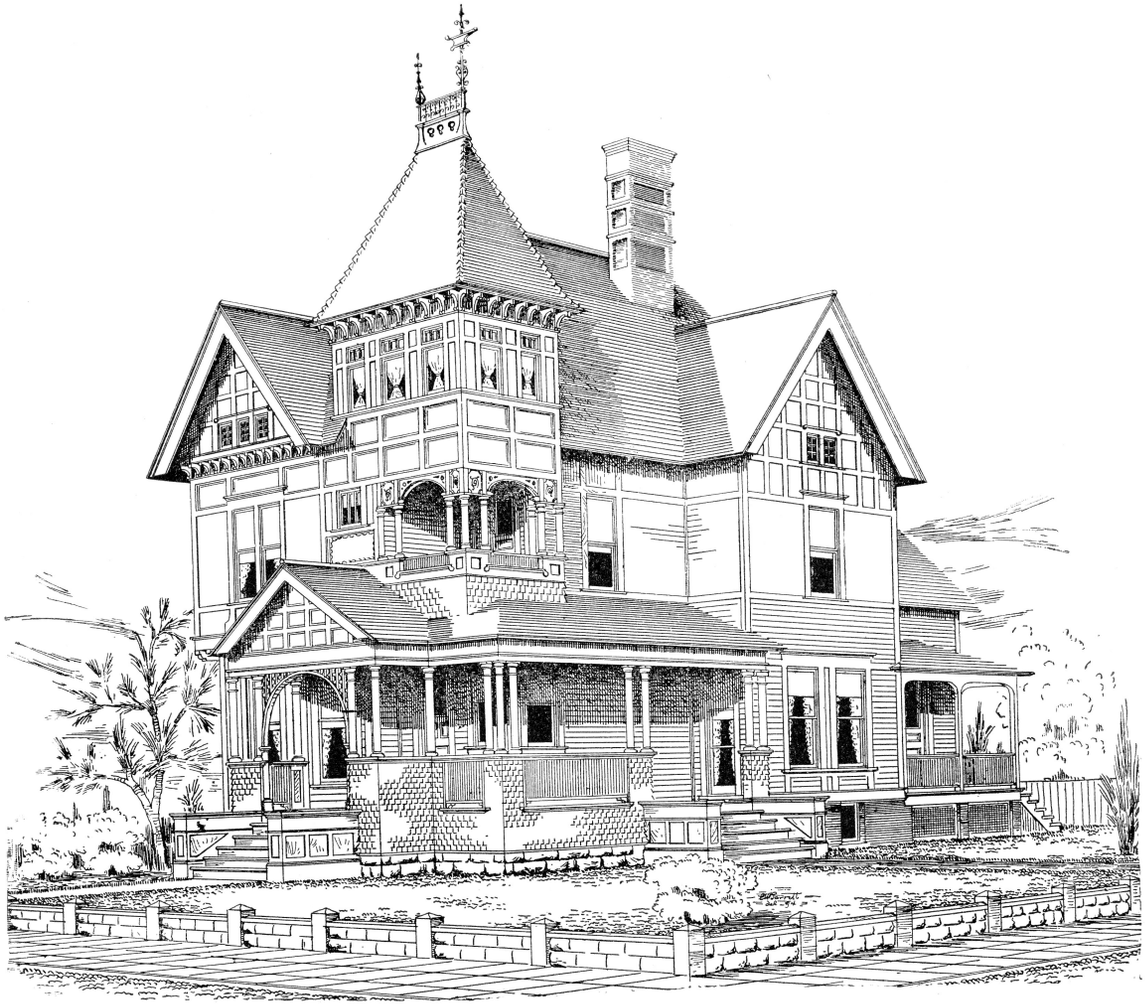
(Regarding Working Drawings, See Page 5.)



SIZE—38 x 56 feet. Height of first story, 10 feet; second story, 9 feet.



SIZE—40½ x 54 feet. Height of first story, 10 feet; second story, 9 feet.



TWO STORY HOUSE.

DESIGN No. 105.

Estimated Cost to Build: Plan No. 1, $3,300 to $3,500; Plan No. 2, $3,500 to $3,800.

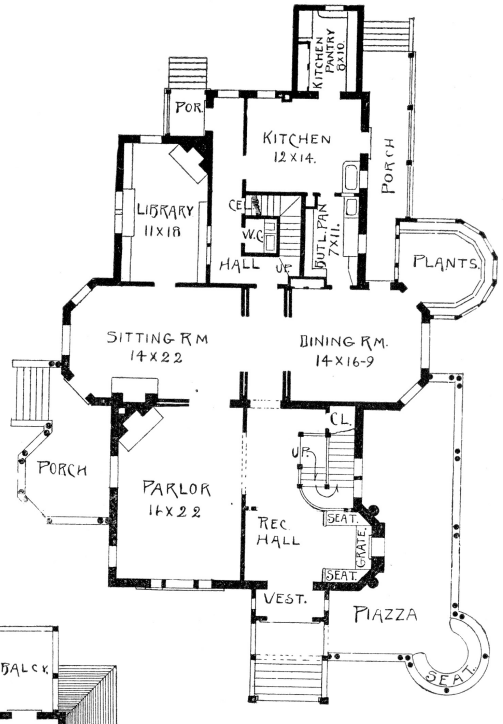
THIS represents a splendid building of modern design and large commodious rooms. In Plan No. 2 the child's bed-room can be used as a den, or small library and a grate can be placed in the parlor opposite the hall grate. A common or sliding door can be placed between sitting and dining-rooms, if desired, in place of the cased opening. Special attention is called to the ample veranda in each plan.

Price of complete plans, with bill of materials, ... $40 00

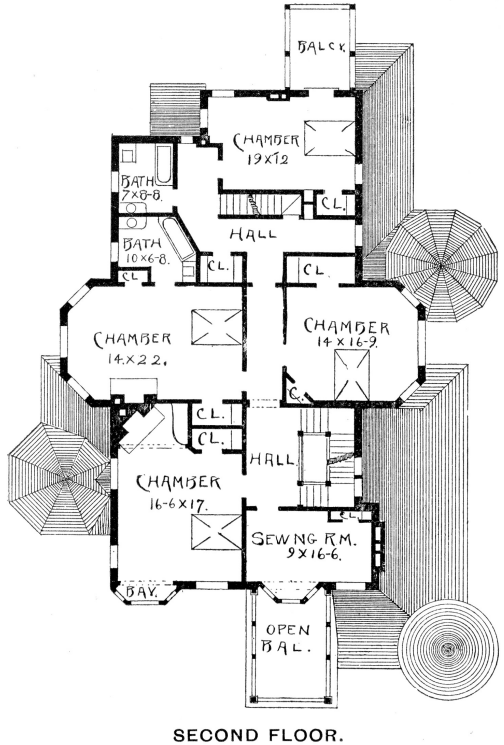
(Regarding Working Drawings, See Page 5.)

SIZE.

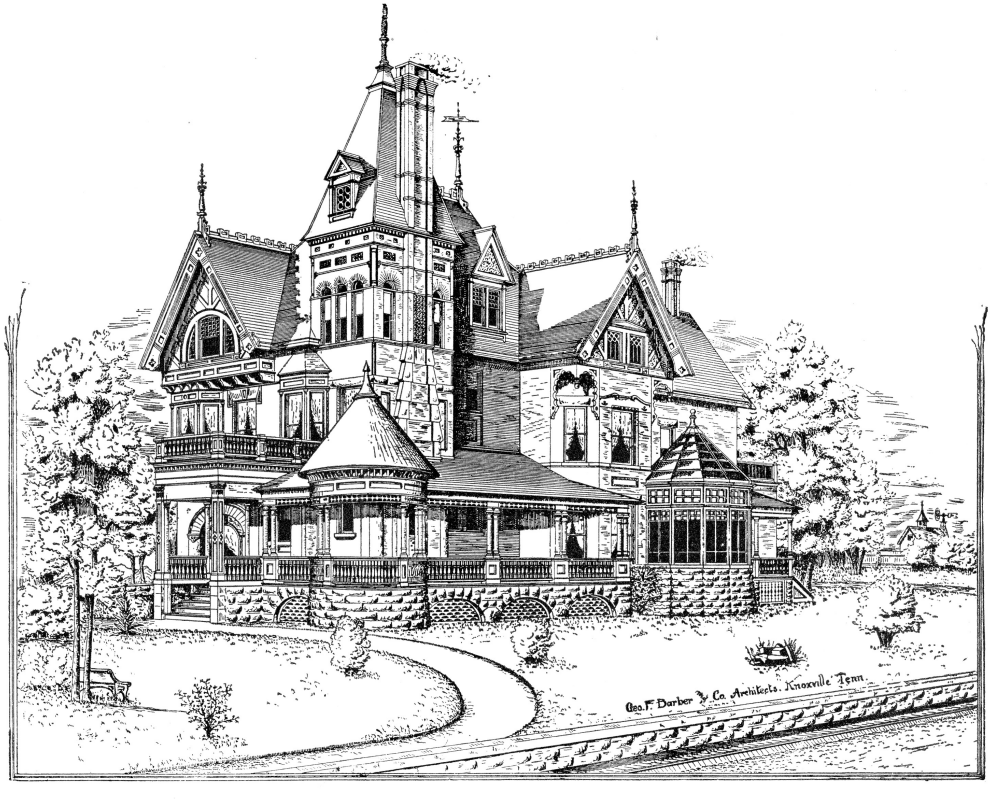
60 x 86 feet. Height of first story, 11 feet; second story, 10 feet.



FIRST FLOOR.



SECOND FLOOR.



TWO STORY HOUSE. *Recently Erected from Our Plans for E. B. Munson, at New Haven, Conn.*

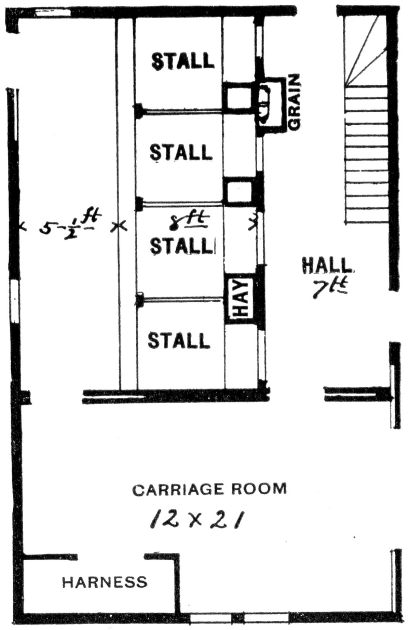
DESIGN No. 106.

Estimated Cost to Build: $17,000 to $19,000.

THIS design is for brick with stone trimmings, but stone for the entire structure may be used with excellent effect. The square tower effect is always commanding and highly artistic. It is a new style of residence that never grows old or tiresome. Regarding changes, or entirely new plans in work of this style, we invite correspondence.

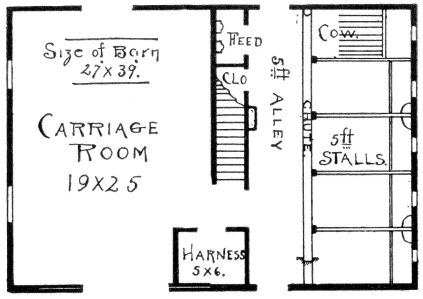
Price of complete plans, with bill of materials, ... $250 00

(Regarding Working Drawings, See Page 5.)



PLAN No. 1.

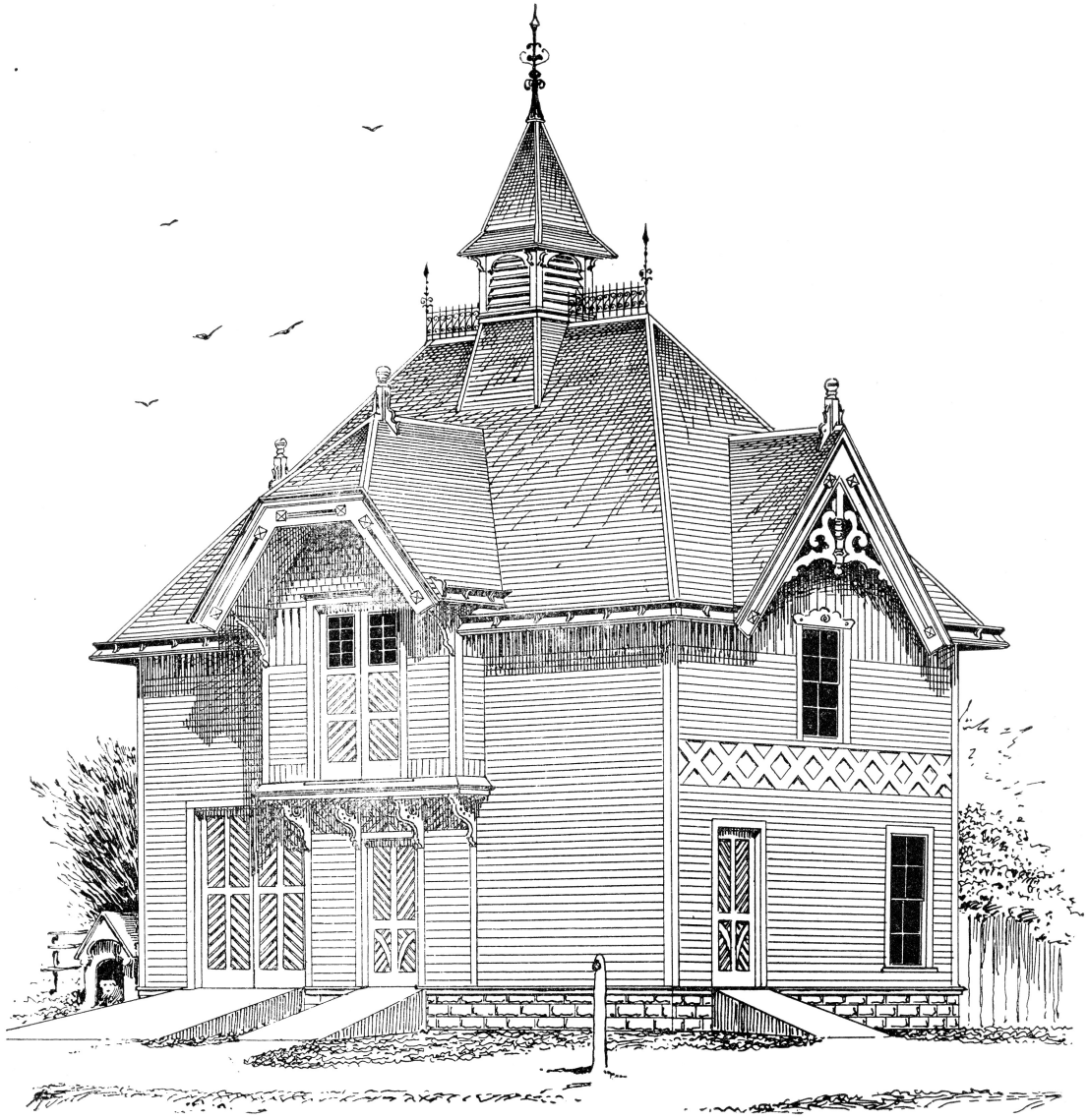
SIZE—22 feet x 32 feet 6 inches. Carriage room, 12 x 21 feet. Height of first story, 9 feet; second story, 8 feet.



PLAN No. 2.

SIZE—27 x 39 feet. Height of first story, 8 feet; studding, 12 feet.

Estimated Cost to Build: $600 to $700.

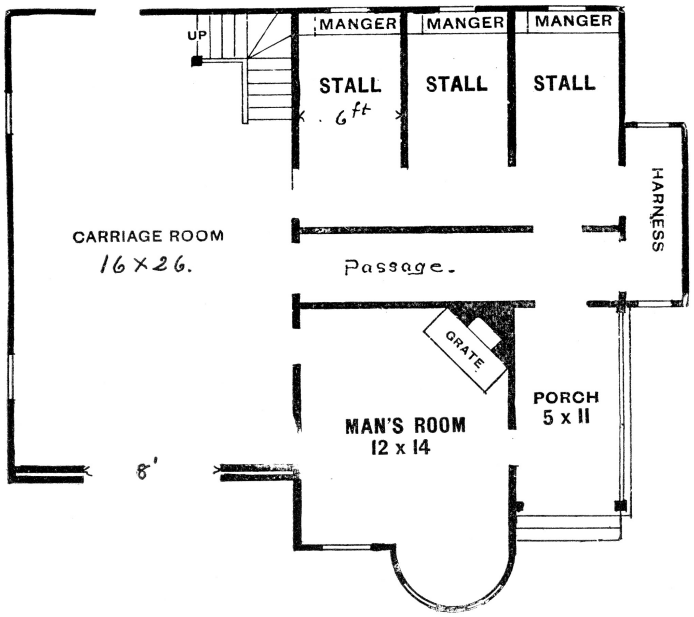


VILLAGE BARN.

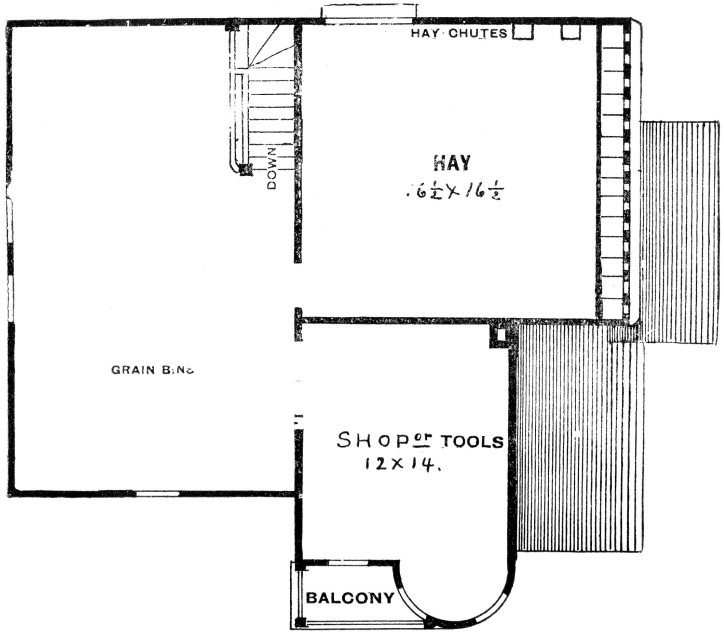
DESIGN No. 107.

Estimated Cost to Build, as per description: $550 to $650.

IN THIS plan we present a design for a convenient and tasty barn. Proportion, more than ornamentation, has been the aim in the exterior appearance. The interior has four good stalls, to be used as desired, on first floor, and the second story can be used for hay and grain, and a man's room can be partitioned off, if wanted, and have plenty of room left. Chutes are arranged to carry hay and grain from above.

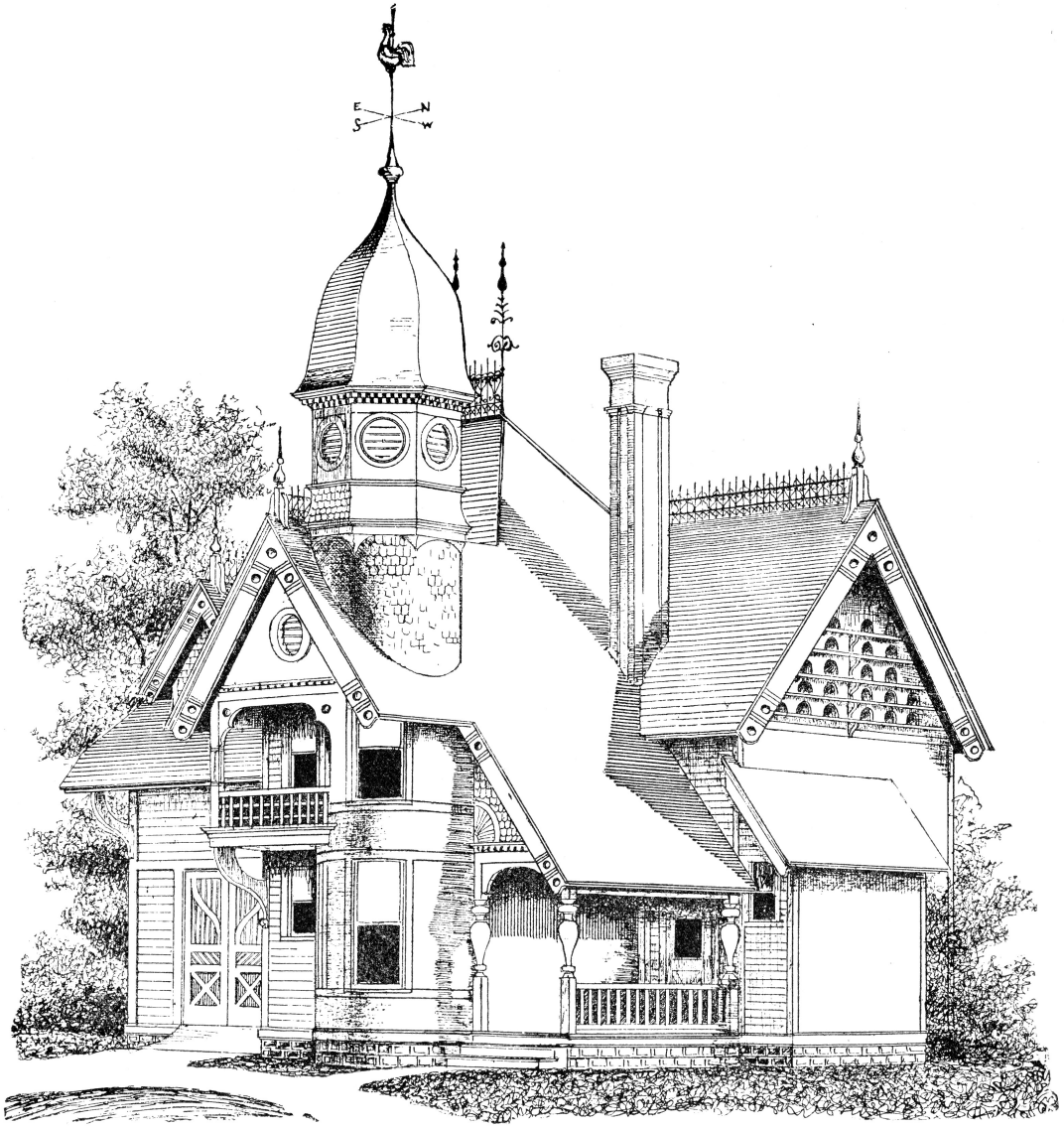


FIRST FLOOR.



SECOND FLOOR

SIZE—32½ x 39 feet. Height of first story, 8 feet; second story, up to rafters.



CITY BARN.

DESIGN No. 108

Estimated Cost to Build: $1,000 to $1,200.

THIS was designed for a city or village barn; to have ample and convenient floor space, to be neat and artistic in appearance and at as small an outlay as possible. The man's room is in front and has good outlooks. It can be entered from porch or carriage room. The passage cuts the stalls off from main part of barn, and the harness room is conveniently located. A nice shop is over the man's room, for boys to work in. Other parts of the second story can be arranged for hay or grain, as required.

PLANNING AND BUILDING A HOME

Brief Points Embracing the Most Important Features of House Building.

With a little better knowledge of the more important features of construction among those who are having homes built, results would be far more satisfactory than is usually the case. We would not see "For Sale" so often; for the owner finds out after a few months occupancy that the house is not what he wanted or expected. The cellar freezes, or it fills with water; the mice and rats get up behind the plaster; the floor springs; the cold wind and snow gets in; or, if a brick house, the walls sweat, causing paper to fall off, and everything in the house seems to mould; the children are often troubled with sore throat; rooms are not convenient; closets not right, and there are a hundred and one things he would have changed if he were building again. Better build right in the first place. All these faults can be overcome if you know how to provide against them in the start. Don't try to build without plans; it costs you more in the end, besides giving very unsatisfactory results in arrangement of rooms, exterior appearance and construction.

The Front Porch should be one of the most attractive features of the house, containing some novel or interesting feature that will actually suggest an invitation to enter; that will throw a sense of completeness of finish and beauty over the whole structure. Your front steps should be broad and beautiful, suggestive of the hospitality of which the owners are justly proud.

The Reception Hall, one of our modern necessities in house-planning, is capable of becoming, with proper treatment, a marvel of usefulness and elegance. No room in the house should be more attractive and inviting, and no room should have more perfect accommodations for ease and comfort than this friendly

and inviting apartment. It should be the key to the entire house, suggestive of beauty, cleanliness, and good order throughout all other apartments. A neat stair design, a small piece of grill work, a cozy nook, or retreat with an inviting seat, art or stained glass windows, hardwood floors, paneled wainscoting, paneled ceiling, etc., are suggestive features for the hall. Suitable woods are oak, cherry, ash, or hard pine. Two kinds of wood are nice. Quartered oak is best of all woods for this room.

The Parlor should not be kept too dark. Carpets, instead of hardwood floors, are most commonly used in this room. Use a cabinet mantle for display of bric-a-brac. The most suitable woods for finishing are silver birch, plain, curly or bird's-eye maple, or quartered oak. Ash or cherry is sometimes used, but generally the lighter colored woods. Neat molded cornices give a splendid finish to this room.

The Sitting Room is your living room, and should be bright and cheerful; may open into parlor, hall and bedroom; and should have a good closet, a fire-place, a handsome bay or other window, giving a view to the front of the premises. Quartered oak, cherry, gum, or chestnut are good woods for the finish.

The Dining Room should be 12 to 15 feet wide by 15 to 18 feet long, for an ordinary house; larger in proportion for larger houses. A bay window or conservatory may open from this room. There may be a nice cabinet mantle, china closet and place for sideboard. Mahogany, cherry, bay wood or oak are suitable woods for finish, darker woods being generally preferable for this room. Whatever adds to the beauty of the dining room and table by fruit or floral decorations, adds to the appetite.

The Library is another modern necessity, and is getting to be one of the principal rooms of our modern homes. It takes the place of the sitting and family rooms, and should justly be the principal room among the various apartments of every model dwelling. The library is your room for recreation, study, and the enjoyment of books, papers, paintings, etc., and should have good light. An easy chair or lounge in a cozy nook or retreat, near an artistic window, is an almost indispensable adjunct.

The Kitchen, with its closets and pantries and its connection with the dining room, cellar, etc., should be the most thoroughly studied of all the apartments of the house. If possible a kitchen should have a pantry of its own, which we will call the kitchen pantry, to be used only for kitchen articles. This room should be lighted and ventilated from the outside, as all pantries should be. Never have a large pantry without an outside window. Its arrangement of cupboards, shelves, bins, etc., should be carefully considered. When

possible a serving or butler's pantry should connect the kitchen and dining room. It should contain cupboards, shelving and drawers for dining room supplies only. There should also be a serving table. We do not think it best that a kitchen pantry should be so placed that the only passage from dining room to kitchen is through the pantry. It is well enough to pass through the butler's pantry; but when the kitchen pantry connects with the dining room and kitchen there should be a direct connection or door from kitchen to dining room. Hard pine, natural finish, is a good wood to use for this room; but when soft wood is used graining is the most durable and easiest kept clean of all paints.

The Bed Rooms should have good ventilation and plenty of light for each sleeping apartment. Large closets are indispensable, and each room should open from a hall, which connects with the stairs. One or more good dressing rooms are desirable. A bath room should be accessible from all chambers through the hall. Especially keep chambers free from dust, and let in plenty of sunshine and fresh air.

USEFUL FACTS BRIEFLY STATED

Intended as a Help to put you on the Road to Successful House Building, and the more Familiar you are with them the more Complete and Satisfactory Home you will have.

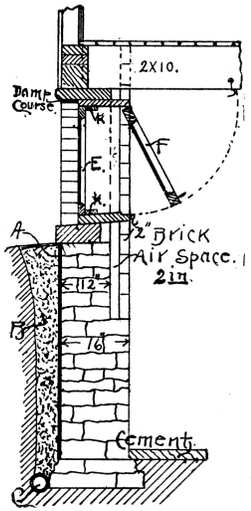
A Dry Cellar, and how to keep it so, is an important question. The following will prove successful, if properly carried out:

The Best Way, perhaps, to keep water from entering a cellar, is to lay a 4-inch tile (C), as shown in Fig. 1, all around the house, beginning at the upper side and following the wall in all its angles, cementing the joints at angles, then by filling the space above the tile 3 or 4 inches wide with coarse sand or gravel (B), and giving the outside of wall a coat of cement or bitumen (A), or even common mortar. The water falling on the surface of the ground or soaking through from the sides will be caught in the gravel and quickly go to the tile below, and thus be carried off before it can reach the cellar.

The tile operates nicely when both plaster course and gravel are omitted, and can thus be employed in less expensive work. Keep the tile from under the foundation walls, as settling will crush it. The drier you can keep your cellar the easier it is to keep it from freezing, and the less liable to freeze at an unguarded time. A dry well-kept cellar is better and healthier to live over than no cellar at all.

A Damp Floor of dirt, where any decaying matter is allowed, is very dangerous to live over.

A Frost-proof Cellar is hard to get, as it is next to impossible to prevent frost from passing through a solid wall, especially one of stone; so, in order to shut the frost out and prevent freezing, there should be in the construction an air space or hollow wall, which is most economically constructed, as shown in Fig. 1. The air space can commence a foot or more below the grade line, where a jog is left in the



(Fig. 1.)

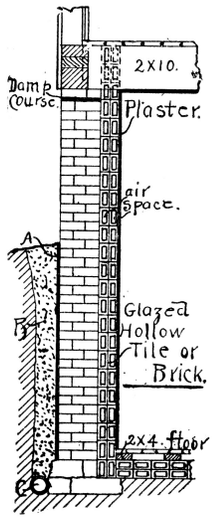
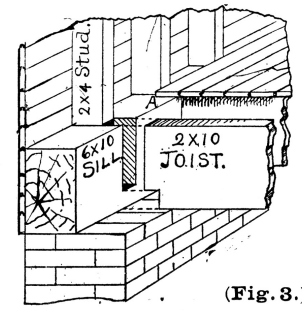


Fig. 2.

wall, on which is built a 2-inch brick wall by laying the brick on edge, leaving a 2-inch air space, through which frost will not pass.

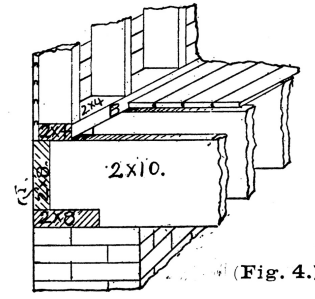
Fig. 2 shows a method a little more expensive, but quite effectual in preventing dampness and frost, and we recommend it, especially where rooms are to be used for living apartments in the basement. The tile or hollow brick being glazed and laid in cement mortar, shuts out all dampness and frost, and should extend up between the floor joists, as shown in Fig. 2. Leaving an inch air space between the tile and outer wall makes it still better. The walls and ceiling can be plastered, if desired. Cellar bottom should be cemented, or a splendid floor is obtained by first laying down these tile or hollow brick and then flooring over it by laying down 2x4 pieces on the tile to floor on, as in Fig. 2. For good winter protection, stops should be nailed in the window frames on the outside, as at K (Fig. 1), and a storm window inserted; for summer, remove this window and put a screen in its place. The inner sash can then be opened or closed at pleasure.

Mouse-Proof Floors can be easily obtained by the following method: Fig. 3 plainly shows the construction of a mouse-proof floor. Have the sill 2 inches wider than the studding, with joists mortised into it. In this way the floor will lap over on the sill 2 inches, as shown at A (Fig. 3), thus preventing mice, or even insects, from getting up back of the plastering or into the house. This style of sill and joist framing we employ more than any other, on account of its many advantages.



(Fig. 3.)

Fig. 4 represents another method, and is what we call a box sill; is very strong and durable; used more on account of cheapness; is quickly put in place, saves mortising, and contains less solid material than the solid sill. A 6x10 sill contains 60 square inches in section, while the combined pieces of the box sill contains only 40 square inches.

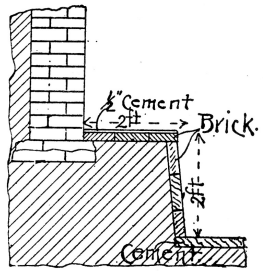


(Fig. 4.)

Sometimes the piece C is omitted, for the sake of economy, by extending the joist out. Sometimes the piece B is omitted, carrying the studding on down to the bottom piece; but this is liable to be left in shape to let mice up behind plaster, which will not be the case if the piece B is retained and the floor is laid close up to it all around.

Timber will last longer on brick foundation than on stone, from the fact that brick absorbs the moisture before the wood can; but as stone does not absorb it at all, it is taken up by the timber, causing decay.

Bank Cellar, and one quite inexpensive in constructing, is to leave a bank of earth (as shown in Fig. 5) 2 feet high and 2 feet wide. Commence the wall of house on the bank, and after the house is completed, brick over the bank, as shown, and cement the top; or if the earth is solid, cement directly on the bank. This gives a cool shelf for articles of all kinds, keeping them up out of the way, and is easily kept clean. The rest of the floor may be cemented or not, as desired. Where there is no cellar, remove the earth, so that it will be 3 or 4 feet from the floor joist. This gives good ventilation and keeps the timbers from rotting, making a much healthier house. Three feet above the grade line, on the outside, is the best proportion for the building, and this height should be maintained at the front steps, if possible. Do not leave the dirt piled up under the house too close to the floor, as it causes decay of timbers; and from that source and from earth-damp come many of the diseases of children, especially diphtheria and other forms of throat and some bowel troubles.



(Fig. 5.)

Damp Courses should be used in the foundations of all brick and stone houses; it prevents the dampness from following up the brick or stone walls. The absence of this is the principal cause of damp rooms and walls. The falling off of wall paper and what is known as sweating in brick houses will be largely prevented by the use of the damp course. It may be made of broad pieces of slate (laid through the wall about 6 or eight inches above the grade line), or Portland cement one-half inch thick, or asphalt, and there are patent articles that are good.

Double Floors are an excellent thing, and many desire to put building paper between them, the main object being to keep the cold air from coming up into the room. The paper should be thoroughly water-proof and should not be laid with both floors in contact with it, but with the top floor laid on lath tacked over each joist. This gives an air space. Otherwise the paper will gather dampness from below and hold it, causing mould and decay, which will be dangerous to health.

Plastered Walls to paint on should be left under as smooth a floating as possible. Very pretty combed patterns are often worked in the walls for decorative purposes with good effect. For papering, the walls should

be finished smooth, either with a skim coat or full coat of hard finish (plaster of Paris). Plastered walls, that seem weak or rotten and are inclined to fall off in places, can be kept in tact for a number of years by papering.

Walls that are cracked should have strips of thin muslin pasted over the cracks, then papered. This will, in most cases, keep the cracks from showing or coming in the paper.

Sheathing Lath is recommended for the inside of the building on exterior walls, as it renders the building very much stronger, makes it warmer and gives an even and solid plastered wall. The plaster will be durable and will not crack.

Painting is a subject upon which only a few brief points can be given. Use only the best brands of mixed paints, or lead and oil. Outside colors should be selected with a view to durability. Blue, all the greens and olives, fade quickly; and red, when mixed with white lead, fades. Ochers, creams, drabs, grays, etc., are the most durable colors; and mineral red stands well when used alone. Use colors ground in oil. Poor qualities of paints fade quickly and are not durable. When interior woodwork is to be painted, it is nice to tint some of the chambers in blue, pink, red, etc.; but care must be taken not to get the color too strong and glaring. Never paint the entire work the color you wish to tint in. Use very light shades for tinting on a ground of some other harmonizing color. Tint only the central beads in the casing or parts of the rosettes in the head blocks and a bead or two on the molding of the base boards. For a pink or blue room, paint the entire wood work a cream color first; and for blue, tint as above with delicate blue; or for pink, a bright shade of pink. A body of olive green will harmonize well with a shade of bright red, for a red room. The colors should be put on smooth wood, so the work will not look ragged and cheap. If properly done the effect is very pleasing. A coat of varnish on inside painting enlivens it wonderfully. To paint the floor of the kitchen or other rooms, use boiled oil or ocher ground in oil; add to this a little litharge for dryer; or you can use some of the prepared floor paints, which are good. To finish hard pine, oak or ash floors natural, do not use linseed oil; it never dries properly for such purposes; but if it has been used and is not desirable, it can be removed by using a floor scraping tool. Scrape deep enough to remove a little of the wood; this levels up the floor and gives you a chance to put on another finish. Any carpenter can scrape it for you.

Finish Your Hard Wood Floors as follows: First, fill the grain with a coat of paste filler, as per directions on can; then one or two coats of any of the patent floor finishes, rubbing it down smooth or

leaving it bright, as desired. Each coat should dry 48 hours, then you will be pleased with the results. For hard pine, the filler must be reduced to a liquid form, as per directions on can, as it has a different grain from oak. Shellac is the proper filler or first coat for hard pine, where dampness does not occur, and as this is sure to occur in floors, it is best to use the filler described above. Never use shellac in places liable to be damp; it will not stand. For doors, window stools, bath rooms, store fronts, or other places exposed to dampness or weather, use some good make of Spar varnish or other varnishes prepared for the purpose. Elastic or wearing body varnishes are good for exposed surfaces. Hard wood floors that have been finished in hard oil, or shellac, may be cared for as follows: Sweep with hair brush, or with common broom with cloth pinned over it. Clean with a damp cloth—no soap. When necessary to renew dull spots, go over it with equal parts of raw linseed oil and turpentine, using no more than is necessary to moisten the cloth, rubbing thoroughly until the floor is dry. This treatment will apply to all interior hard wood work.

A Good Paint for joints in porch floors is one part white lead, two parts litharge, thinned with a first-class article of Japan to a consistency for applying with a stiff brush.

Plumbing is a part of house-building about which there cannot be too much care taken, and only plumbers of known ability and honor should be employed. Both health and life are in danger if it is not properly done. Cleanliness is the secret of it all. Bowls in bath-room should be set on metallic brackets, and not cased up from the floor with wood. The less wood work in the bath-room the better. The bath tub, if one can afford it, should be metal, porcelain lined. The kitchen sink, too, should be set on metallic brackets, and not cased down to the floor, as is usually done. The wood casing breeds disease. All tubs, bowls and sinks should be trapped below. To clean out such pipes, pour through them quite often a strong solution of concentrated lye; this will cut all grease, etc., and free them from poisons and stench. Copperas solution is also good. All closets, bowls, tubs, sinks, etc., should be back vented, to insure freedom from poisonous gasses in the various rooms.

Roofs and their comparative costs: Shingles for roofing cost about $5.00 per square of 100 feet. Painting adds to their looks—not much to their durability. If they could be soaked in a strong solution of lime water, their durability would be increased and they would be almost fire-proof. Shingling on side walls and gables costs nearly double that of weatherboarding.

Metallic Shingles or tin roof costs about $7.00 per square. They must be well painted and kept that way to be durable. They make a good roof. All tin should be painted with mineral paints. Never use white lead on tin; the tin destroys the lead, and the lead destroys the tin. Tin should not be allowed to rust before it is painted.

Slate Roof costs from $6.00 to $12.00 per square, according to locality, and, to our notion, is one of the very best roofs for looks and durability. Slate, to be good, should not, when set on edge in water, soak it up more than one-fourth inch; if much more, it is too soft and is not good. Good sizes for slate are 10 x 18, 10 x 20, 10 x 22, 8 x 16, 8 x 18, 12 x 20, 12 x 22, 12 x 24. Smaller ones for small roofs.

Hardware.—The cheapest door locks are the rim locks, or those that are placed on the outside of the door, and with porcelain knobs are the cheapest kind of trimming. Mortise locks, however, are now very much used, and we would not recommend the use of any other kind. Those with steel works will not break.

A Medium Quality, and such as is used more than any other kind, is as follows:

With mortise locks, have jet knobs with trimmings (or roses and escutcheons) of either plain brass or some imitation of bronze, or wood knobs trimmed with same as above, or imitation bronze, of which there are many makes.

Real bronze is marked "real" or "genuine" on the box. Any bronze which has a name such as "Berlin Bronze" or "Geneva Bronze" is an imitation, yet it is of excellent material, very durable, and trims a door nicely.

Fine Grades of hardware for interior trimmings are now made in so varied and artistic designs that one has a very large assortment from which to select.

The following metals are now much used, viz: "Genuine Bronze," plain brass, copper or silver, or oxidized brass, oxidized silver, or oxidized copper. The three last named are among the latest and are quite expensive, but very handsome and stand handling extremely well.

HEATING.

We have now so many successful and satisfactory heating methods, that no house of any pretensions should have a cold corner in it. A few brief hints on the various methods will be found in the following:

Fire-places of the ordinary kind are used very much for heating in warmer climates, and the open fire is very cheerful and rids the room of impure air; yet it is not an economical way of heating, for as much as three-fourths of the heat of the fuel passes up the chimney.

The Furnace, which costs from $100 to $250, is a good method of heating; but fire-places, or other places for the outlet of air in the room, are necessary before a proper circulation of warm air can be had from the furnace.

A Steam Heating Plant will cost from $250 to $350 for an ordinary size house, and is a favorite method of heating. Heat is procured by forcing steam through pipes from the boiler into radiators set in the various rooms.

Hot Water Heating will cost, complete, ready for heating, from $300 to $600, according to size of house. It is a very satisfactory way of heating, as any degree of heat can be had in any one or more rooms in the house. Either direct or indirect radiation can be had in either the steam or hot water system, and both systems of heating are automatic in their workings; and as each heats the air that is in the room, some method of ventilation should be provided for each room—either a fire-place or a register outlet into a chimney—so the foul air can continually pass from the room. Cellar should be 7 feet deep for any of these heaters. There is no danger of leaks or explosions in any of these methods. Running expenses about the same for the three systems.

It is not necessary to have a constant supply of water for a hot water heater, as from a tank or city main. Simply enough to fill the entire system of boiler pipes, radiators, and up to the expansion tank in the attic. The supply is then cut off. The application of heat causes the water to circulate through the radiators and back through the boiler. Will not need replenishing more than once during the cold season.

To Heat with Economy and comfort by any method, your house must be so constructed as to keep out the cold and wind. Sheath and paper on the outside, and where the expense is not too great, use sheathing lath on the inside; and if all the windows could have an outside sash, so there would be an air space between the glass, you would, by this method, save 25 per cent. of your coal bills. Where single sash is used, 75 per cent. more heat will be lost than with double sash.

An Ordinary Window, containing 12 square feet of glass, single thickness, in a frame house, well built, will lose more heat than 40 square feet of other wall surface.

A frame house, sheathed and papered, will retain 75 per cent. more heat than a 12-inch solid brick wall, and better results will be obtained from a brick veneered wall, owing to the extra air space.

A frame house, without paper outside, will lose 25 per cent. more heat than if papered.

Tight floors, walls, roofs, windows and doors will be the means of a great saving in fuel. Those who are building in warm climates should remember this: The same construction that will make a house warm in cold weather will also render it cool in warm weather.

A room weatherboarded only would be twice as hot in mid summer as it would be with sheathing, paper and plastering; and with good construction, you are much better prepared for cold weather when it comes.

Always have your mason point up around all cellar windows and all other places liable to let in air or cold wind.

Chimney Flues should be tested by building fires before the mason leaves them, to see that they have sufficient draught. A flue 8x8 inch will carry a furnace, but 8x12 inch is much to be preferred. One ordinary flue will run two stoves, or even more; but a fire-place will smoke if anything else connects with its flue. Each fire-place must have an independent flue to the top. A stove can not be connected with a fire-place flue. A coarse wire screen placed over the top of chimneys will keep birds from building nests in them, which is some times the cause of their smoking, and it does not effect the draught. One-half or three-fourth inch mesh is sufficient.

BRICK VENEERED HOUSES.

So Many Times are we called upon to describe the methods of construction and advantages of a brick veneered house, that we thought a few words upon this subject might be of interest:

The Construction is very simple, as shown in Fig. 6. First, construct a frame the same as you would for any frame house, on a foundation wall 6 inches larger all around than your frame. This 6 inches is taken up by 1 inch for sheathing, 1 inch for air space between sheathing and brick, and 4 inches for the brick, which builds

it out flush with the foundation wall. The frame work must be sheathed, and in cold climates the sheathing should be papered on outside; the frame must also be perfectly plumb and stand as it is to remain before any brick goes on. By putting braces on inside corners, it makes a more substantial job. Now lay up the brick work, as shown in Fig. 6, leaving the 1 inch air space between brick work and sheathing, securing the brick to the frame by driving 20-penny finish nails (flatheads) into each studding every five or six courses of brick, as the wall goes up, and there will be no danger of the wall ever giving way. The water table "E" can be either brick or stone. "A" shows window frame at base, "B" finish around frame, and "C" of cornice and method of construction.

Their Advantages over frame or solid brick are many. First of all, a solid brick wall is sure to be damp on inside, if not properly constructed; but with the brick veneer it is quite the reverse, owing to the fact that there are two air spaces in the walls—one between the brick and sheathing and another between the sheathing and plaster—which effectually shuts out all dampness and renders the house both warm in winter and cold in summer. Another advantage is, the brick gives extreme weight to the frame, and the frame, in turn, adds great strength to the brick; and again, by this method of construction, you get all the effect and appearance of a brick house at a much less cost than of solid brick, and it can be trimmed with stone or other materials as elaborately as desired. Stone can be used for veneering in place of brick, if desired, and thus get the effect of a stone house.

Slate Roof Construction is shown at "A," Fig. 6. The construction shows a yankee gutter and method of finishing for slate roof above and below it. To finish below the gutter, the best method is to cover the board "H" with tin, extending it to the top of the gutter board; but, for economy, dress the board "H" and paint it, but above the gutter board, tin must always be used. Use water-proof felt or paper under slate roofs to keep out cold, wind, snow and soot.

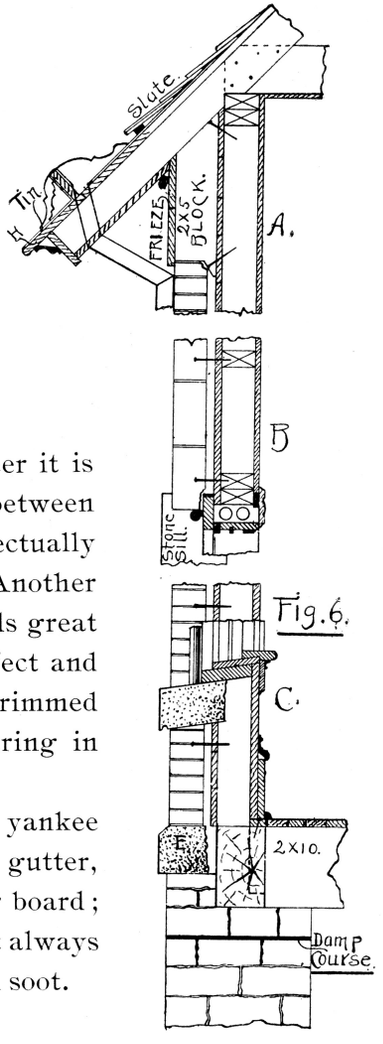
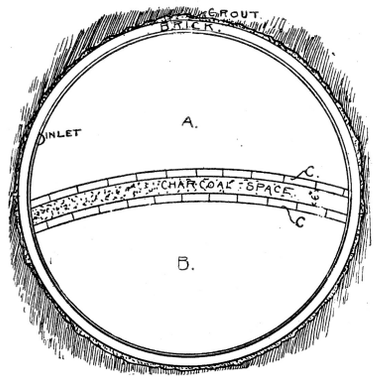


Fig. 6.)

OF WATER SUPPLY AND THE HEALTHFULNESS OF THE HOME.

There is Perhaps Nothing of such vital importance regarding the construction of our homes as the water to be used for drinking or culinary purposes. There are many diseases, of a more or less fatal nature, imparted to the human system through the drinking of impure water. We consider cistern water the purest, if your cistern is properly constructed and cared for. A cistern can be made to keep water as pure as it is possible to have it without boiling. A well constructed cistern can not take in water or disease germs from the surrounding soil; and as the water is conducted direct from the atmosphere to the cistern, there is not much chance for it to become contaminated, except from the roof, hence a nice, clean roof is essential.

The Best Way to Construct a cistern for pure water: The cistern after digging should be bricked up —bricks on edge will do. If necessary put mortar or cement grout back of the brick to keep the pressure of water inside from cracking the walls, and also to assist in keeping back the water from the surrounding soil. The cistern must be cemented inside, as it is to remain when finished. After it is well set, build two brick filter walls across the cistern on a slight curve, as shown at "C C," Fig. 7. These two walls should be some 4 or 5 inches apart, and built of hard burned brick, set on edge, and laid up in cement mortar, extra pains being taken to get every joint tight and well filled, so that no water can pass through crevices or holes in the joints. The water must pass directly and solely through the brick. If the above precautions are not taken, the value of the filter is lost. The filter walls must be carried high enough, so the water will not arise and run over them. The water enters the cistern at "A," and passes through the filter walls "C C," to the part "B," from whence it is used. It might be well to fill the 4 inch space with charcoal. A common pitcher pump, on the kitchen sink, will supply water for all ordinary purposes, or a force pump will throw water to a tank in the attic. An outside pump on the cistern, of a nature to disturb the water and force air through it, should be had. If you once become accustomed to water thus obtained, for cooking and drinking, you will use no other. We know a cistern of this kind now in use over four years, and it works as well as ever, and some of the bricks in the filter were burned so hard as to be glazed over. A cistern should be cleaned out and thoroughly washed at least once a year.



(Fig. 7.)

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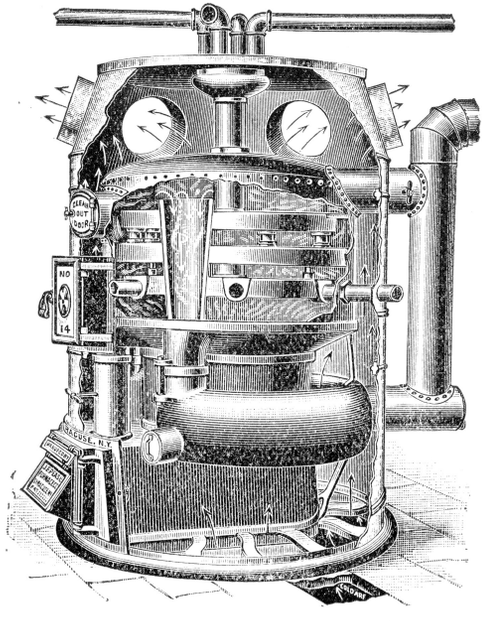

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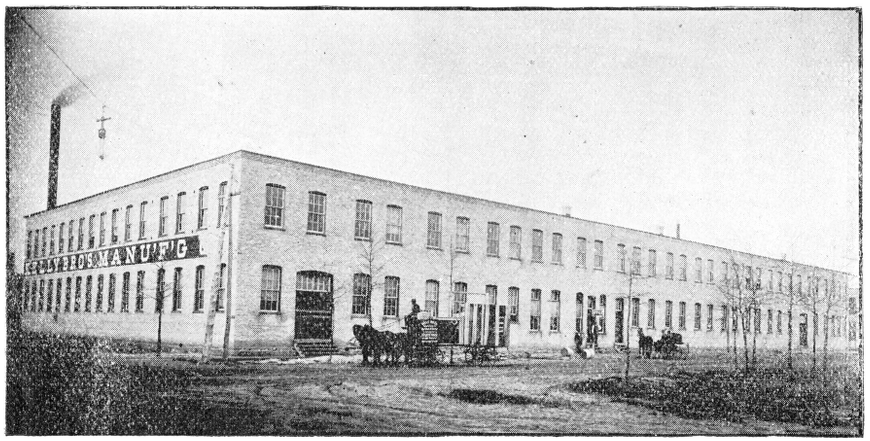

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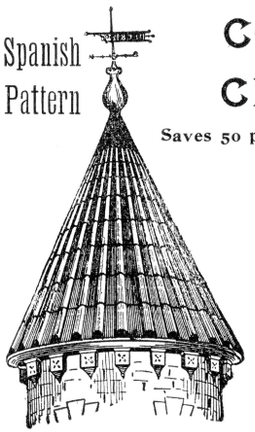

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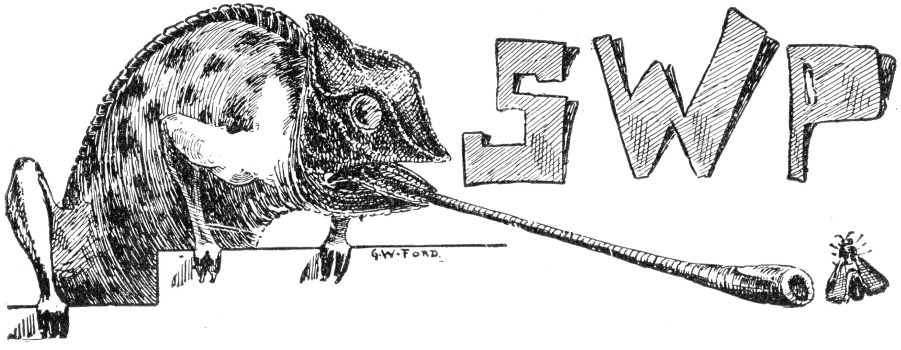

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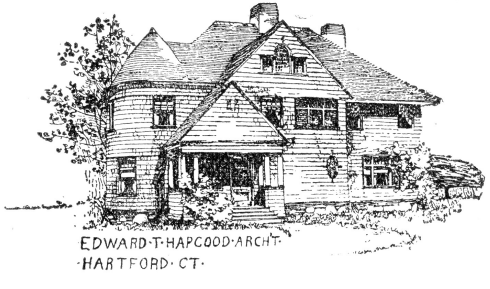

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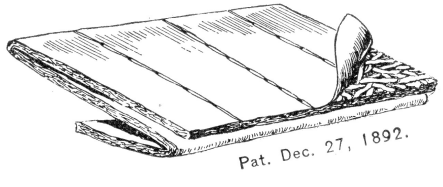

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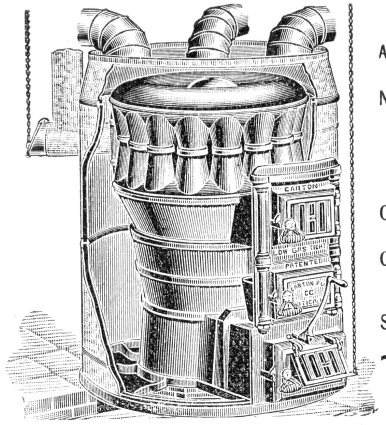

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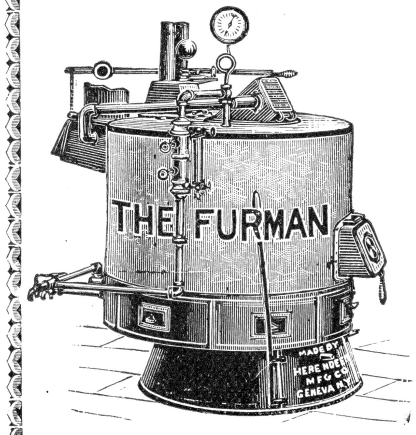

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Date, ... *189*.....

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1. Is your house to be 1, 1½ or 2 stories?.....
2. Brick or frame?.....
3. Do you want brick or stone foundation?.....
4. Do you want Cellar?.....
5. Under what part of house?.....
6. What depth?.....
7. Do you want Cellar Bottom Cemented?.....
8. Do you want any part for Laundry?.....
9. Do you want Cistern?.....
10. Do you want Cess Pool?.....
11. Do you want to heat with Hot Water, Steam, Furnace, Grates or Stoves?.....
12. How many Fire-places are wanted?.....
13. What height do you want 1st story of your house?.....
14. Second story?.....
15. Does your locality require ceiled or papered walls?.....
16. Do you want Attic floored?.....
17. Do you want Shingle or Slate Roof?.....
18. Do you want inside or outside Blinds?.....
19. Do you want transoms over Second Story Doors?.....
20. What kinds of Woods do you want Rooms Finished in?.....
21. Have you City Water Supply?.....
22. Do you want Water Closet in Bath Room?.....
23. Do you want House Piped for Gas?.....
24. Do you want House Wired for Electricity?.....
25. Does your locality require the use of a tank?.....
26. Do you want Painting two or three coats?.....
27. Do you prefer Plain or rather Ornamental House?.....
28. About how much do you want the House to Cost?.....

A WORD OF CAUTION.—Do not try to get too much house for a certain sum, and do not require of your architect a certain size house at a certain price, for in nine cases out of ten, he can not give you both.

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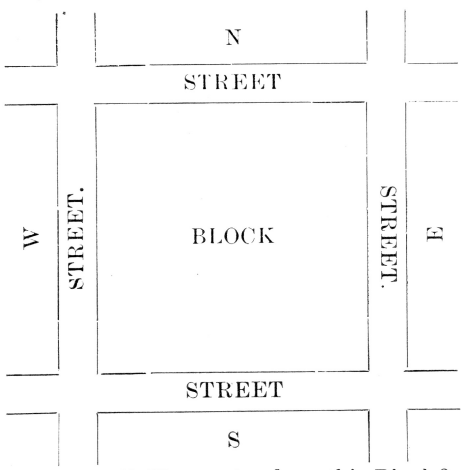
YOUR NAME.....CITY.....STATE.....

No.....STREET.

Regarding Bills of Material, See Page 5.



Where will House stand on this Block?

REMARKS.

When you send a sketch, write your Name and Address on it, especially if sent in separate package.

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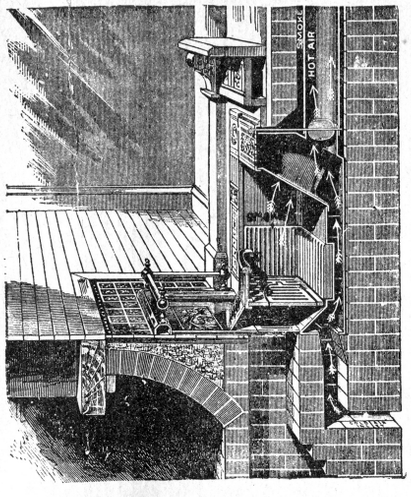

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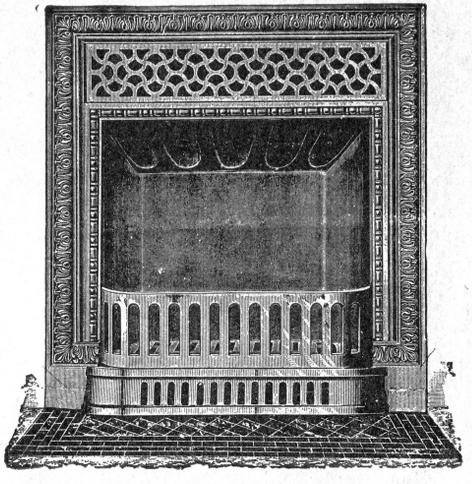

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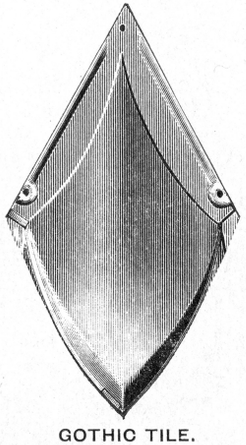

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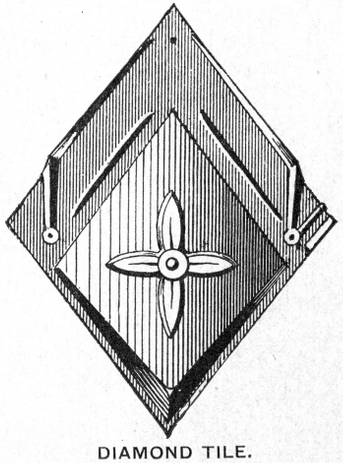

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